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BELMONT VILLAGE UNION AVENUE

5175 UNION AVENUE, SAN JOSE, CA 95124

PROJECT DIRECTORY

Developer:
BV Union Avenue, LLC
8554 Katy Freeway, Suite 200
Houston, TX 77024
tel: (713) 463-1831 ; cell: (713) 906-0584
fax: (713) 647-9601
attn: Adam Hamilton

cell: (619) 455-9846
attn: Andrew Gerber

Architect:
HKIT Architects
538 Ninth St., Suite 240
Oakland, CA 94607
tel: (510) 625-9800
attn: Paul McElwee

Landscape Architect
VanDorn Abed Landscape Architects, Inc.
81 14th Street
San Francisco, California 94103
tel: (415) 864-1921
attn: Shari VanDorn

Civil Engineer
HMH
1570 Oakland Rd.
San Jose, California 95131
tel: (408) 487-2200
attn: Zeferino J. Jimenez

Ground Lessor/Propert Owner:
Union School District
5175 Union Avenue
San Jose, CA 95124
tel: (408) 377-8010
attn: Denise Clay

ZONING NOTES

San Jose Zoning Requirements
Project Address: 5175 Union Avenue, San Jose, CA 95124

General Plan Designation: Mixed Use Commercial (MUC)

Zoning: Current: R-1-8,
Proposed: CN per Project C18-018/ 2018-121731-ZN

Easements:

Site Area: Gross Area : 3.79 Acres
Net Area : 3.315 Acres (144,401 sf)

	Allowable / Required	Proposed
Building Height:	50'	49'-10"
Lot Coverage:	Building : 36,968 sf / 144,401 sf = 26%	
FAR:	125,332 sf / 144,401 sf =.87	
Setbacks:	Front - 10' Rear- None' Interior- None Street Side Corner- 12.5'	

Parking Requirements: *(Per SJMC Table 20-190, Residential care or service facility)*
(Per CBC2016 Table 11B-208.2, 5 accessible parking spaces required; including 1 van parking space, 6 accessible parking spaces, including 1 van space provided)
1 space per first 6 client beds
+1 add'l space for up to 4 client beds (or portion thereof) above first 6
+1 add' space for each add'l 4 client beds (or portion thereof)
+1 space for each employee
+1 bicycle space per 10 full-time employees

	Units	Beds
Studio & 1-bed suites:	147	187
Shared studio & 2-bed suites:	5	11
Total Client Beds		198

Number of Employees: 47
(Ref. SJMC Sec. 20.90.050.B for definition)

Parking Requirements:

First 6 beds -	1 sp
Next 4 beds -	1 sp
Each additional 4 beds -	47 sp
Employees -	47 sp
Total	96 sp

Parking Provided: 106 sp

Bicycle Parking
Required: 1 per 10 full-time employees
(47 employees/10) = 5 sp
Provided: 6 sp

PROJECT DATA

Project Description:	152 units of assisted living and memory care facility with associated parking and community spaces
APN:	421-20-010
Project Address:	A portion of 5175 Union Avenue, San Jose, CA 95124
Lot Area:	3.79 Acres (Gross) ; 3.315 Acres (Net)
Height:	49'-10"
Occupancy Classification:	Residential Group R-2.1
Construction Type:	Type IB

UNIT MIX

FLOOR		1ST		2ND		3RD	4TH	TOTAL #MC UNITS	TOTAL #AL UNITS	TOTAL UNITS	TOTAL BEDS
UNIT NAME	sf/unit	MC	AL	MC	AL	AL	AL				
LA (LAGUNA)	670				1	1	2		4	4	8
LA+ (DELUXE LAGUNA)	686				1	1	1		3	3	6
A (ASPEN)	497		1		2	5	8		16	16	16
A+ (DELUXE ASPEN)	560		1						1	1	1
B (BIRCH)	600		5		5	7	5		22	22	44
B - ALT (BIRCH ALT)	591				1	1			2	2	4
B+ (DELUXE BIRCH)	690				2	1			3	3	6
BU+ (BURGUNDY)	287	4		2				6		6	6
CEC (CEDAR 1BR COMBO)	675						1		1	1	1
CEC+ (DELUXE CEDAR 1BR COMBO)	784						1		1	1	1
MAG (MAGNOLIA 2BR)	978						1		1	1	2
D (DIAMOND)	546			1	2	3	2	1	7	8	16
L (LAUREL)	393	14	1	6	5	10	2	20	18	38	38
L - ALT (LAUREL ALT)	379				1	1			2	2	2
L+ (DELUXE LAUREL)	441	2			1	1		2	2	4	4
CYC (CYPRESS)	798				1	1	1		3	3	6
S (SAGE)	324	7	1	6	4	11	5	13	21	34	34
S+ (DELUXE SAGE)	378						3		3	3	3
SUBTOTAL		27	9	15	26	43	32	42	110	152	198

MC = MEMORY CARE
AL = ASSISTED LIVING

DATA BY FLOOR

	Gross area/floor	Units/floor
First Floor	36,968 s.f.	36
Second Floor	31,144 s.f.	41
Third Floor	31,022 s.f.	43
Fourth Floor	26,169 s.f.	32
Totals	125,303 s.f.	152 total Units (198 total Beds)

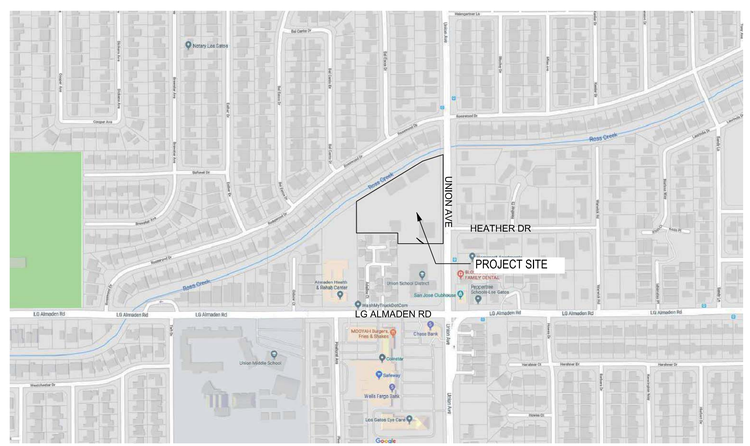
APPLICABLE CODES & STANDARDS

2016 CALIFORNIA BUILDING CODE
2016 MECHANICAL, ELECTRICAL AND PLUMBING CODES
2016 FIRE CODE
2010 AMERICAN DISABILITIES ACT ACCESSIBILITY GUIDELINES
TITLE 19, CALIFORNIA CODE OF REGULATIONS
TITLE 24, CALIFORNIA CODE OF REGULATIONS
2016 CALIFORNIA ENERGY CODE

Open Space

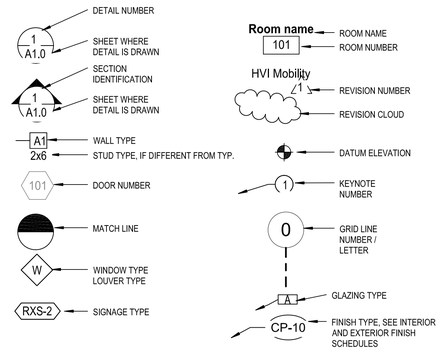
Level	Location	Area
Ground Floor	Main Courtyard	4,454 sf
Ground Floor	Town Hall Patio	1,161 sf
Ground Floor	Memory Care Courtyard	4,357 sf
Ground Floor	Sunken Courtyard	573 sf
Ground Floor	Shared Courtyard	743 sf
Ground Floor	Community Garden	1,154 sf
Second Floor	South Terrace	291 sf
Second Floor	East Patio	193 sf
Third Floor	South Terrace	291 sf
Third Floor	East Patio	193 sf
Fourth Floor	West Terrace	1,942 sf
Fourth Floor	South Terrace	291 sf
Fourth Floor	East Patio	1,046 sf
		16,689 sf

VICINITY MAP



SHEET INDEX	
Sheet Number	Sheet Name
G0.0	COVER SHEET
C1.0	GRADING & DRAINAGE UTILITY PLAN
C2.0	STORM WATER CONTROL PLAN
C2.1	STORM WATER CONTROL PLAN NOTES
C2.2	STORM WATER CONTROL PLAN NOTES
C2.3	STORM WATER CONTROL PLAN DETAILS
C3.0	FIRE HYDRANT AND ACCESS PLAN
SL1.0	ELECTRICAL SITE LIGHTING PLAN
L1.0	GROUND LEVEL CONCEPTUAL LANDSCAPE PLAN
L1.1	GROUNDLEVEL CONCEPTUAL LANDSCAPE ENLARGED PLAN
L1.2	3RD & 4TH FLOOR CONCEPTUAL LANDSCAPE PLANS
L2.0	CONCEPTUAL SITE DETAILS
L3.0	CONCEPTUAL PLANT PALETTE
L3.1	CONCEPTUAL PLANT IMAGERY
L4.0	GROUNDLEVEL CONCEPTUAL IRRIGATION / HYDROZONE PLAN
L4.1	2ND, 3RD & 4TH FLOOR CONCEPTUAL IRRIGATION / HYDROZONE PLANS
L5.0	TREE DISPOSITION PLAN
A1.0	SITE PLAN
A2.1	1ST FLOOR PLAN
A2.2	2ND FLOOR PLAN
A2.3	3RD FLOOR PLAN
A2.4	4TH FLOOR PLAN
A2.5	ROOF PLAN
A3.1	BUILDING ELEVATIONS
A3.2	BUILDING ELEVATIONS
A3.3	SECTIONS
A3.4	RENDERINGS
A3.5	RENDERINGS
A3.6	RENDERINGS
A3.7	RENDERINGS
A4.0	UNIT PLANS
A5.0	SITE PHOTOS

ARCHITECTURAL SYMBOLS



HKIT ARCHITECTS
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LICENSED ARCHITECT
PAUL M McELWEE
REN. C-28734
STATE OF CALIFORNIA

BELMONT VILLAGE
UNION AVENUE

San Jose, CA 95124

JOB NO. 70070
DRAWN ____
CHECKED ____
JOB CAPTAIN ____

ISSUE

△	DATE	DESCRIPTION
	06/28/2018	ENTITLEMENT SET
	02/19/2019	ENTITLEMENT SET RESUBMITTAL

DRAWING TITLE
COVER SHEET

SCALE

G0.0

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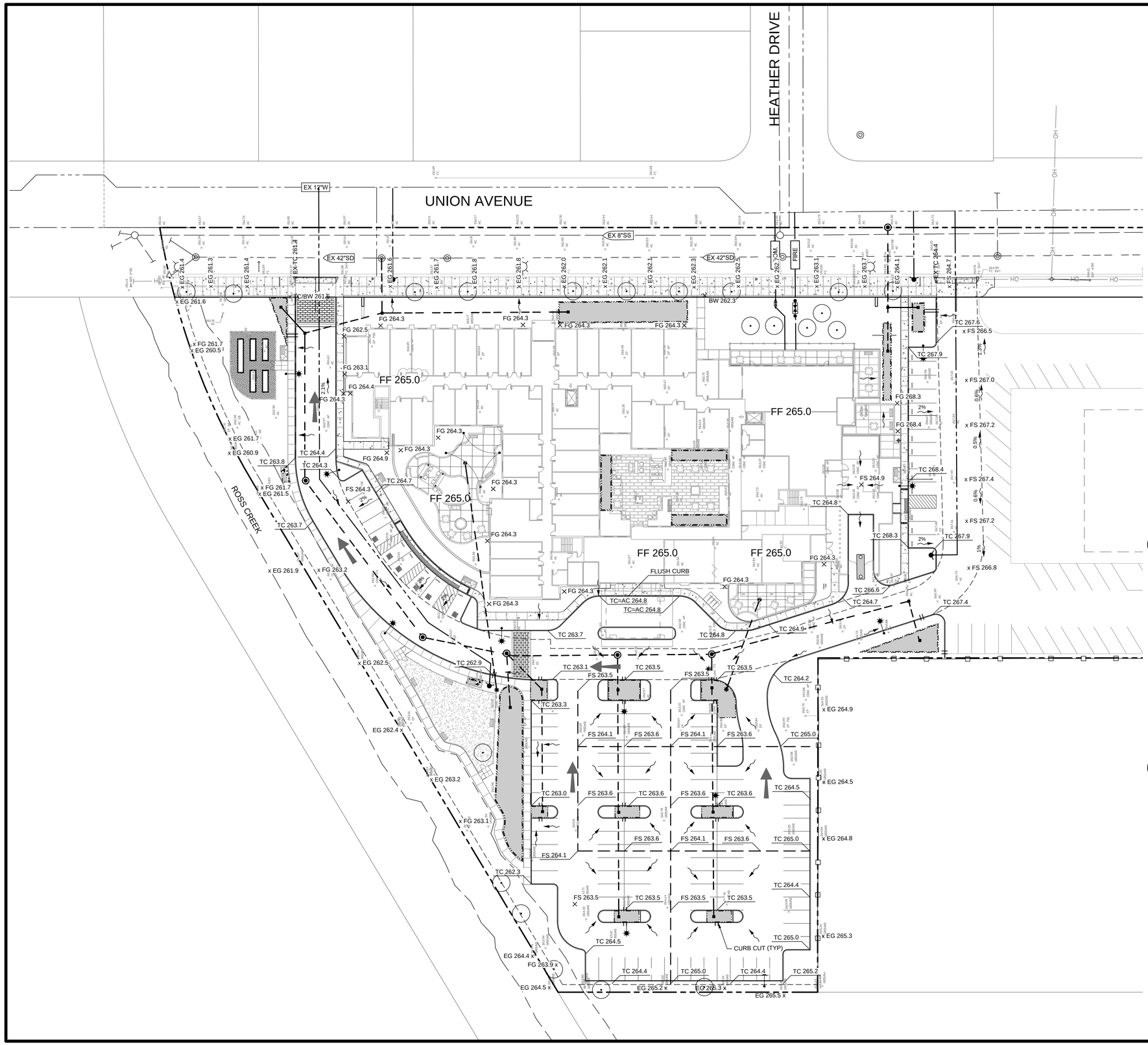
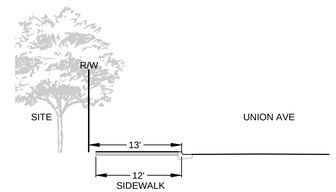


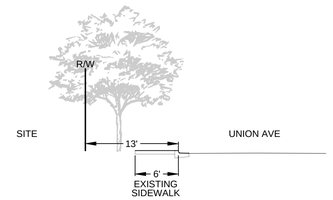
LEGEND

PROJECT BOUNDARY	
STORM DRAIN PIPE	
STORM DRAIN PIPE (EXISTING)	
GRADEBREAK	
STORM DRAIN MANHOLE	◉
STORM DRAIN MANHOLE (EXISTING)	◎
CURB INLET	▲
CURB INLET (EXISTING)	△
CATCH BASIN	■
CATCH BASIN (EXISTING)	□
CURB CUT	⊣⊢
HIGH POINT SPOT ELEVATION	x HP
LOW POINT SPOT ELEVATION	x LP
FINISH FLOOR ELEVATION	FF
PAD ELEVATION	PAD
FINISH GRADE ELEVATION	FG
FLOW LINE	FL
TOP OF CURB ELEVATION	TC
PERCENT AND DIRECTION OF SURFACE FLOW DRAINAGE	X%
OVERLAND RELEASE PATH	



PROPOSED UNION AVE SECTION

SCALE NTS



EXISTING UNION AVE SECTION

SCALE NTS

0 15 30 60

1 INCH = 30 FEET

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road
San Jose, CA 95131
(408) 487-2200
HMHca.com

BELMONT VILLAGE
San Jose

San Jose, CA 95020

JOB NO.	5320.00
DRAWN	DM
CHECKED	ZJ
JOB CAPTAIN	ZJ

ISSUE

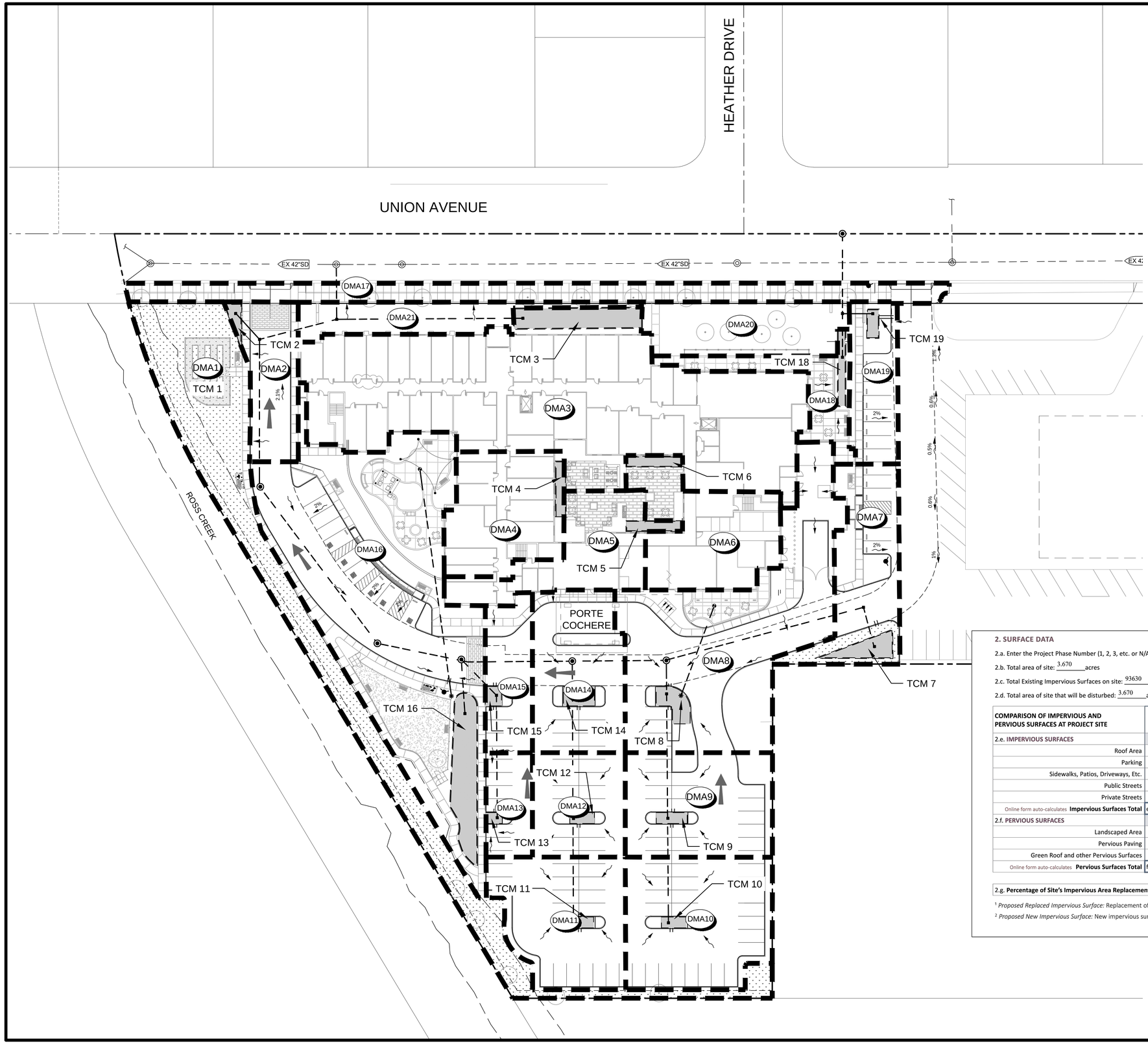
	DATE	DESCRIPTION
	06/26/2018	ENTITLEMENT SET
	02/19/2019	ENTITLEMENT SET RESUBMITTAL

DRAWING TITLE

GRADING, DRAINAGE & UTILITY PLAN

SCALE 1" = 30'

C1.0



LEGEND

PROJECT BOUNDARY	
STORM DRAIN PIPE	XX"SD
STORM DRAIN PIPE (EXISTING)	EX XX"SD
STORM DRAIN MANHOLE	
STORM DRAIN MANHOLE (EXISTING)	
CURB INLET	
CURB INLET (EXISTING)	
CATCH BASIN	
CURB CUT	
FINISH FLOOR ELEVATION	FF
FINISH SURFACE ELEVATION	FS
TOP OF CURB ELEVATION	TC
PERCENT AND DIRECTION OF SURFACE FLOW DRAINAGE	X%
OVERLAND RELEASE PATH	
LID TREATMENT DRAINAGE AREA (SEE SIZING CALCULATIONS, SHEETS C2.1-C2.2)	DMA#

HYDROMODIFICATION NOTE:

1. THE PROJECT SITE IS LOCATED WITHIN AN AREA MAPPED AS SUBWATERSHEDS LESS THAN 65% IMPERVIOUS ON THE SAN JOSE HMP APPLICABILITY MAP, AND IS SUBJECT TO HYDROMODIFICATION REQUIREMENTS. A REPORT PREPARED BY BALANCE HYDROLOGICS WILL BE FORTHCOMING.

PROJECT SITE INFORMATION:

1. **SOILS TYPE:** CLAY LOAM (D)
2. **GROUND WATER DEPTH:** 30 to 50 feet
3. **NAME OF RECEIVING BODY:** GUADALUPE RIVER
4. **FLOOD ZONE:** ZONE D
5. **FLOOD ELEVATION (IF APPLICABLE):**

2. SURFACE DATA

2.a. Enter the Project Phase Number (1, 2, 3, etc. or N/a if Not Applicable): N/a

2.b. Total area of site: 3.670 acres

2.c. Total Existing Impervious Surfaces on site: 93630 sq. ft.

2.d. Total area of site that will be disturbed: 3.670 acres

COMPARISON OF IMPERVIOUS AND PERVIOUS SURFACES AT PROJECT SITE	Existing Surface sq. ft.	Proposed Surface: To Be Replaced sq. ft. [1]	Proposed Surface: New sq. ft. [2]	RESET CALCULATIONS
2.e. IMPERVIOUS SURFACES				
Roof Area	19441	33339	8634	
Parking	69340	55442	0	
Sidewalks, Patios, Driveways, Etc.	3746	3746	19524	
Public Streets	1103	1103	0	Total Proposed Impervious Surface (replaced + new)
Private Streets	0	0	0	
Online form auto-calculates **Impervious Surfaces Total**	e.1. 93630	e.2. 93630	e.3. 28158	e.4. 121788
2.f. PERVIOUS SURFACES				
Landscaped Area	29721	38260	0	
Pervious Paving	0	0	0	Total Proposed Pervious Surface (replaced + new)
Green Roof and other Pervious Surfaces	36697	0	0	
Online form auto-calculates **Pervious Surfaces Total**	f.1. 66418	f.2. 38260	f.3. 0	f.4. 38260

2.g. **Percentage of Site's Impervious Area Replacement** (e.2 ÷ 2.c) X 100: Online form auto-calculates g. 100.00 %

[1] *Proposed Replaced Impervious Surface:* Replacement of an existing impervious surface with another impervious surface.

[2] *Proposed New Impervious Surface:* New impervious surface that will cover an existing pervious surface.

0 15 30 60

1 INCH = 30 FEET

HMH

Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

BELMONT VILLAGE
San Jose

San Jose, CA 95020

JOB NO.	5320.00
DRAWN	DM
CHECKED	ZJ
JOB CAPTAIN	ZJ

ISSUE

DATE	DESCRIPTION
06/26/2018	ENTITLEMENT SET
02/19/2019	ENTITLEMENT SET
	RESUBMITTAL

DRAWING TITLE

STORMWATER CONTROL PLAN

SCALE 1" = 30'

C2.0

OPERATION AND MAINTENANCE INFORMATION:

I. PROPERTY INFORMATION:

I.A. PROPERTY ADDRESS:

5175 Union Avenue
San Jose, CA 95124

I.B. PROPERTY OWNER:

Union School District

II. RESPONSIBLE PARTY FOR MAINTENANCE:

II.A. CONTACT:

Andrew Gerber - Belmont Village Senior Living

II.B. PHONE NUMBER OF CONTACT:

(619) 455-9846

II.C. EMAIL:

agerber@belmontvillage.com

II.D. ADDRESS:

8554 Katy Freeway, Suite 200
Houston, TX 77024

SOURCE CONTROL MEASURES:

1. BENEFICIAL LANDSCAPING.
2. USE OF WATER EFFICIENT IRRIGATION SYSTEMS.
3. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
4. STORM DRAIN LABELING.

SITE DESIGN MEASURES:

1. PROTECT EXISTING TREES, VEGETATION, AND SOIL.
2. DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.
3. PLANT TREES ADJACENT TO AND IN PARKING AREAS AND ADJACENT TO OTHER IMPERVIOUS AREAS.
4. E (E.G., RAIN BARREL, CISTERN CONNECTED TO ROOF DRAINS)
5. PROTECTED RIPARIAN AND WETLAND AREAS/ BUFFERS.

Area	TCM #	Location	Treatment Type	Drainage Area (s.f.)	Impervious Area (s.f.)	Pervious Area (s.f.)	Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Bioretention Lined or Unlined	Overflow Riser Height (in)	Storage Depth Required (ft)	Storage Depth Provided (ft)
1	1	Onsite	Self-treating	14,961	-	14,961	-	-	-			
2	2	Onsite	Biotreatment Area	4,085	3,891	194	103	143	Lined	12.0		
3	3	Onsite	Biotreatment Area	26,208	25,055	1,243	657	1,050	Lined	12.0		
4	4	Onsite	Flow-through Planter	5,216	5,216	0	133	210	Lined	12.0		
5	5	Onsite	Flow-through Planter	5,130	5,130	0	131	210	Lined	12.0		
6	6	Onsite	Flow-through Planter	6,250	6,250	0	159	210	Lined	12.0		
7	7	Onsite	Biotreatment Area	6,109	3,483	2,126	151	419	Lined	12.0		
8	8	Onsite	Biotreatment Area	15,552	11,784	3,168	338	359	Lined	12.0		
9	9	Onsite	Biotreatment Area	6,425	6,091	334	161	161	Lined	12.0		
10	10	Onsite	Biotreatment Area	7,834	7,614	220	198	198	Lined	12.0		
11	11	Onsite	Biotreatment Area	6,597	6,377	220	166	166	Lined	12.0		
12	12	Onsite	Biotreatment Area	4,050	3,830	220	102	140	Lined	12.0		
13	13	Onsite	Biotreatment Area	2,038	1,924	114	51	114	Lined	12.0		
14	14	Onsite	Biotreatment Area	6,102	5,626	476	151	250	Lined	12.0		
15	15	Onsite	Biotreatment Area	3,083	2,395	688	73	130	Lined	12.0		
16	16	Onsite	Biotreatment Area	23,999	19,799	4,200	573	1,506	Lined	12.0		
17	17	Onsite	Maintenance Area	3,625	3,625	-	-	-	-	-		
18	18	Onsite	Biotreatment Area	5,614	3,964	1,500	127	220	Lined	12.0		
19	19	Onsite	Biotreatment Area	3,504	3,359	1,305	88	126	Lined	12.0		
20	20	Onsite	Self-treating	4,356		4,356						
21	21	Onsite	Self-treating	2,935		2,935						
Totals				**163,673**	**125,413**	**38,260**	**3,362**	**5,612**	-	-		

SIZING FOR VOLUME BASED TREATMENT

DMA # 2
A= 4085 s.f.
Impervious Area = 3891 s.f. **% Imperviousness= 95.25%**

MAPsite = 20 Correction Factor= 1.4388
MAPgage = 13.9
Clay (D): Sandy Clay (D): Clay Loam (D): x
Silt Loam/Loam (B): Not Applicable (100% Impervious):

Are the soils outside the building footprint not graded/compacted? Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infiltratraion rate (eg. Silt Loam to Clay)
Modified Soil Type:

S= 1.00%
UBS Volume for 1% Slope (UBS1%) = 0.55625459 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.57625459 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.55625459 inches (Corrected Slope for the site)

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.8003663 inches

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch

Design Volume = 272.46 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 4,085 sq. ft
Impervious Area = 3,891 sq. ft
Pervious Area = 194 sq. ft
Equivalent Impervious Area = 19 sq. ft Total Equivalent Impervious = **3,910** sq. ft

Rainfall intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 4.0018316 hrs

Estimate the Surface Area = 103 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 171.74527 cu. ft
Volume in Ponding Area = 100.71276 cu. ft
Depth of Ponding = 0.9777938 ft Depth of Ponding = 11.7 inches (Round up)

If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.

SIZING FOR VOLUME BASED TREATMENT

DMA # 3
A= 26208 s.f.
Impervious Area = 25055 s.f. **% Imperviousness= 95.60%**

MAPsite = 20 Correction Factor= 1.4388
MAPgage = 13.9
Clay (D): Sandy Clay (D): Clay Loam (D): x
Silt Loam/Loam (B): Not Applicable (100% Impervious):

Are the soils outside the building footprint not graded/compacted? Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infiltratraion rate (eg. Silt Loam to Clay)
Modified Soil Type:

S= 1.00%
UBS Volume for 1% Slope (UBS1%) = 0.5580029 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.5780029 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.5580029 inches (Corrected Slope for the site)

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.8028819 inches

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch

Design Volume = 1,753.49 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 26,208 sq. ft
Impervious Area = 25,055 sq. ft
Pervious Area = 1,153 sq. ft
Equivalent Impervious Area = 115 sq. ft Total Equivalent Impervious = **25,170** sq. ft

Rainfall intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 4.0144094 hrs

Estimate the Surface Area = 657 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 1098.9446 cu. ft
Volume in Ponding Area = 654.54944 cu. ft
Depth of Ponding = 0.9962701 ft Depth of Ponding = 12 inches (Round up)

If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.

SIZING FOR VOLUME BASED TREATMENT

DMA # 4
A= 5216 s.f.
Impervious Area = 5216 s.f. **% Imperviousness= 100.00%**

MAPsite = 20 Correction Factor= 1.4388
MAPgage = 13.9
Clay (D): Sandy Clay (D): Clay Loam (D): x
Silt Loam/Loam (B): Not Applicable (100% Impervious):

Are the soils outside the building footprint not graded/compacted? Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infiltratraion rate (eg. Silt Loam to Clay)
Modified Soil Type:

S= 1.00%
UBS Volume for 1% Slope (UBS1%) = 0.58 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.6 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.58 inches (Corrected Slope for the site)

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.8345324 inches

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch

Design Volume = 362.74 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 5,216 sq. ft
Impervious Area = 5,216 sq. ft
Pervious Area = 0 sq. ft
Equivalent Impervious Area = 0 sq. ft Total Equivalent Impervious = **5,216** sq. ft

Rainfall intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 4.1726619 hrs

Estimate the Surface Area = 133 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 231.23501 cu. ft
Volume in Ponding Area = 131.50839 cu. ft
Depth of Ponding = 0.9887849 ft Depth of Ponding = 11.9 inches (Round up)

If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.

SIZING FOR VOLUME BASED TREATMENT

DMA # 5
A= 5130 s.f.
Impervious Area = 5130 s.f. **% Imperviousness= 100.00%**

MAPsite = 20 Correction Factor= 1.4388
MAPgage = 13.9
Clay (D): Sandy Clay (D): Clay Loam (D): x
Silt Loam/Loam (B): Not Applicable (100% Impervious):

Are the soils outside the building footprint not graded/compacted? Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infiltratraion rate (eg. Silt Loam to Clay)
Modified Soil Type:

S= 1.00%
UBS Volume for 1% Slope (UBS1%) = 0.58 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.6 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.58 inches (Corrected Slope for the site)

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.8345324 inches

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch

Design Volume = 356.76 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 5,130 sq. ft
Impervious Area = 5,130 sq. ft
Pervious Area = 0 sq. ft
Equivalent Impervious Area = 0 sq. ft Total Equivalent Impervious = **5,130** sq. ft

Rainfall intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 4.1726619 hrs

Estimate the Surface Area = 131 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 227.75779 cu. ft
Volume in Ponding Area = 129.0048 cu. ft
Depth of Ponding = 0.9847694 ft Depth of Ponding = 11.8 inches (Round up)

If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.

SIZING FOR VOLUME BASED TREATMENT

DMA # 6
A= 6250 s.f.
Impervious Area = 6250 s.f. **% Imperviousness= 100.00%**

MAPsite = 20 Correction Factor= 1.4388
MAPgage = 13.9
Clay (D): Sandy Clay (D): Clay Loam (D): x
Silt Loam/Loam (B): Not Applicable (100% Impervious):

Are the soils outside the building footprint not graded/compacted? Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infiltratraion rate (eg. Silt Loam to Clay)
Modified Soil Type:

S= 1.00%
UBS Volume for 1% Slope (UBS1%) = 0.58 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.6 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.58 inches (Corrected Slope for the site)

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.8345324 inches

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch

Design Volume = 434.65 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 6,250 sq. ft
Impervious Area = 6,250 sq. ft
Pervious Area = 0 sq. ft
Equivalent Impervious Area = 0 sq. ft Total Equivalent Impervious = **6,250** sq. ft

Rainfall intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 4.1726619 hrs

Estimate the Surface Area = 159 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 276.43885 cu. ft
Volume in Ponding Area = 158.21343 cu. ft
Depth of Ponding = 0.995053 ft Depth of Ponding = 11.9 inches (Round up)

If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.

SIZING FOR VOLUME BASED TREATMENT

DMA # 7
A= 6109 s.f.
Impervious Area = 2126 s.f. **% Imperviousness= 34.80%**

MAPsite = 20 Correction Factor= 1.4388
MAPgage = 13.9
Clay (D): Sandy Clay (D): Clay Loam (D): x
Silt Loam/Loam (B): Not Applicable (100% Impervious):

Are the soils outside the building footprint not graded/compacted? Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infiltratraion rate (eg. Silt Loam to Clay)
Modified Soil Type:

S= 1.00%
UBS Volume for 1% Slope (UBS1%) = 0.25400557 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.27400557 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.25400557 inches (Corrected Slope for the site)

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.3654756 inches

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch

Design Volume = 186.06 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 6,109 sq. ft
Impervious Area = 2,126 sq. ft
Pervious Area = 3,983 sq. ft
Equivalent Impervious Area = 398 sq. ft Total Equivalent Impervious = **2,524** sq. ft

Rainfall intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 1.8273782 hrs

Estimate the Surface Area = 106 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 80.709202 cu. ft
Volume in Ponding Area = 105.34835 cu. ft
Depth of Ponding = 0.9938524 ft Depth of Ponding = 11.9 inches (Round up)

If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.

SIZING FOR VOLUME BASED TREATMENT

DMA # 8
A= 15552 s.f.
Impervious Area = 11784 s.f. **% Imperviousness= 75.77%**

MAPsite = 20 Correction Factor= 1.4388
MAPgage = 13.9
Clay (D): Sandy Clay (D): Clay Loam (D): x
Silt Loam/Loam (B): Not Applicable (100% Impervious):

Are the soils outside the building footprint not graded/compacted? Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infiltratraion rate (eg. Silt Loam to Clay)
Modified Soil Type:

S= 1.00%
UBS Volume for 1% Slope (UBS1%) = 0.45885802 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.47885802 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.45885802 inches (Corrected Slope for the site)

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.6602274 inches

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch

Design Volume = 855.65 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 15,552 sq. ft
Impervious Area = 11,784 sq. ft
Pervious Area = 3,768 sq. ft
Equivalent Impervious Area = 377 sq. ft Total Equivalent Impervious = **12,161** sq. ft

Rainfall intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 3.3011369 hrs

Estimate the Surface Area = 338 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 464.91011 cu. ft
Volume in Ponding Area = 390.74457 cu. ft
Depth of Ponding = 1.156049 ft Depth of Ponding = 13.9 inches (Round up)

If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.

SIZING FOR VOLUME BASED TREATMENT

DMA # 9
A= 6425 s.f.
Impervious Area = 6091 s.f. **% Imperviousness= 94.80%**

MAPsite = 20 Correction Factor= 1.4388
MAPgage = 13.9
Clay (D): Sandy Clay (D): Clay Loam (D): x
Silt Loam/Loam (B): Not Applicable (100% Impervious):

Are the soils outside the building footprint not graded/compacted? Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infiltratraion rate (eg. Silt Loam to Clay)
Modified Soil Type:

S= 1.00%
UBS Volume for 1% Slope (UBS1%) = 0.55400778 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.57400778 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.55400778 inches (Corrected Slope for the site)

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.7971335 inches

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch

Design Volume = 426.80 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 6,425 sq. ft
Impervious Area = 6,091 sq. ft
Pervious Area = 334 sq. ft
Equivalent Impervious Area = 33 sq. ft Total Equivalent Impervious = **6,124** sq. ft

Rainfall intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 3.9856675 hrs

Estimate the Surface Area = 161 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 267.37186 cu. ft
Volume in Ponding Area = 159.4267 cu. ft
Depth of Ponding = 0.9902279 ft Depth of Ponding = 11.9 inches (Round up)

If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.

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JOB CAPTAIN ZJ

ISSUE

DATE	DESCRIPTION
06/26/2018	ENTITLEMENT SET
02/19/2019	ENTITLEMENT SET
	RESUBMITTAL

DRAWING TITLE
STORMWATER CONTROL PLAN NOTES

SCALE 1" = 30'

C2.1

SIZING FOR VOLUME BASED TREATMENT

DMA # 10
A= 7834 s.f.
Impervious Area = 7614 s.f. **% Imperviousness= 97.19%**

MAPsite = 20 Correction Factor= 1.4388
MAPgage = 13.9
Clay (D): Sandy Clay (D): Clay Loam (D): x
Silt Loam/Loam (B): Not Applicable (100% Impervious):

Are the soils outside the building footprint not graded/compacted? Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infilatraion rate (eg. Silt Loam to Clay)
Modified Soil Type:

S= 1.00%
UBS Volume for 1% Slope (UBS1%) = 0.56595864 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.58595864 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.56595864 inches (Corrected Slope for the site)

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.814329 inches

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch

Design Volume = 531.62 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 7,834 sq. ft
Impervious Area = 7,614 sq. ft
Pervious Area = 220 sq. ft
Equivalent Impervious Area = 22 sq. ft Total Equivalent Impervious = **7,636** sq. ft

Rainfall intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 4.0716449 hrs

Estimate the Surface Area = 198 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 335.9107 cu. ft
Volume in Ponding Area = 195.7104 cu. ft
Depth of Ponding = 0.9884364 ft Depth of Ponding = 11.9 inches (Round up)

If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.

SIZING FOR VOLUME BASED TREATMENT

DMA # 11
A= 6597 s.f.
Impervious Area = 6377 s.f. **% Imperviousness= 96.67%**

MAPsite = 20 Correction Factor= 1.4388
MAPgage = 13.9
Clay (D): Sandy Clay (D): Clay Loam (D): x
Silt Loam/Loam (B): Not Applicable (100% Impervious):

Are the soils outside the building footprint not graded/compacted? Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infilatraion rate (eg. Silt Loam to Clay)
Modified Soil Type:

S= 1.00%
UBS Volume for 1% Slope (UBS1%) = 0.56332575 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.58332575 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.56332575 inches (Corrected Slope for the site)

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.8105407 inches

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch

Design Volume = 445.59 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 6,597 sq. ft
Impervious Area = 6,377 sq. ft
Pervious Area = 220 sq. ft
Equivalent Impervious Area = 22 sq. ft Total Equivalent Impervious = **6,399** sq. ft

Rainfall intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 4.0527033 hrs

Estimate the Surface Area = 166 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 280.31198 cu. ft
Volume in Ponding Area = 165.28275 cu. ft
Depth of Ponding = 0.9956792 ft Depth of Ponding = 11.9 inches (Round up)

If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.

SIZING FOR VOLUME BASED TREATMENT

DMA # 12
A= 4050 s.f.
Impervious Area = 3830 s.f. **% Imperviousness= 94.57%**

MAPsite = 20 Correction Factor= 1.4388
MAPgage = 13.9
Clay (D): Sandy Clay (D): Clay Loam (D): x
Silt Loam/Loam (B): Not Applicable (100% Impervious):

Are the soils outside the building footprint not graded/compacted? Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infilatraion rate (eg. Silt Loam to Clay)
Modified Soil Type:

S= 1.00%
UBS Volume for 1% Slope (UBS1%) = 0.55283951 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.57283951 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.55283951 inches (Corrected Slope for the site)

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.7954525 inches

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch

Design Volume = 268.47 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 4,050 sq. ft
Impervious Area = 3,830 sq. ft
Pervious Area = 220 sq. ft
Equivalent Impervious Area = 22 sq. ft Total Equivalent Impervious = **3,852** sq. ft

Rainfall intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 3.9772626 hrs

Estimate the Surface Area = 102 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 169.03366 cu. ft
Volume in Ponding Area = 99.431566 cu. ft
Depth of Ponding = 0.9748193 ft Depth of Ponding = 11.7 inches (Round up)

If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.

SIZING FOR VOLUME BASED TREATMENT

DMA # 13
A= 2038 s.f.
Impervious Area = 1924 s.f. **% Imperviousness= 94.41%**

MAPsite = 20 Correction Factor= 1.4388
MAPgage = 13.9
Clay (D): Sandy Clay (D): Clay Loam (D): x
Silt Loam/Loam (B): Not Applicable (100% Impervious):

Are the soils outside the building footprint not graded/compacted? Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infilatraion rate (eg. Silt Loam to Clay)
Modified Soil Type:

S= 1.00%
UBS Volume for 1% Slope (UBS1%) = 0.5520314 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.5720314 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.5520314 inches (Corrected Slope for the site)

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.7942898 inches

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch

Design Volume = 134.90 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 2,038 sq. ft
Impervious Area = 1,924 sq. ft
Pervious Area = 114 sq. ft
Equivalent Impervious Area = 11 sq. ft Total Equivalent Impervious = **1,935** sq. ft

Rainfall intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 3.9714489 hrs

Estimate the Surface Area = 51 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 84.39329 cu. ft
Volume in Ponding Area = 50.503592 cu. ft
Depth of Ponding = 0.9902665 ft Depth of Ponding = 11.9 inches (Round up)

If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.

SIZING FOR VOLUME BASED TREATMENT

DMA # 14
A= 6102 s.f.
Impervious Area = 5626 s.f. **% Imperviousness= 92.20%**

MAPsite = 20 Correction Factor= 1.4388
MAPgage = 13.9
Clay (D): Sandy Clay (D): Clay Loam (D): x
Silt Loam/Loam (B): Not Applicable (100% Impervious):

Are the soils outside the building footprint not graded/compacted? Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infilatraion rate (eg. Silt Loam to Clay)
Modified Soil Type:

S= 1.00%
UBS Volume for 1% Slope (UBS1%) = 0.54099639 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.56099639 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.54099639 inches (Corrected Slope for the site)

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.7784121 inches

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch

Design Volume = 395.82 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 6,102 sq. ft
Impervious Area = 5,626 sq. ft
Pervious Area = 476 sq. ft
Equivalent Impervious Area = 48 sq. ft Total Equivalent Impervious = **5,674** sq. ft

Rainfall intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 3.8920604 hrs

Estimate the Surface Area = 151 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 244.87547 cu. ft
Volume in Ponding Area = 150.94708 cu. ft
Depth of Ponding = 0.9996495 ft Depth of Ponding = 12 inches (Round up)

If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.

SIZING FOR VOLUME BASED TREATMENT

DMA # 15
A= 3083 s.f.
Impervious Area = 2395 s.f. **% Imperviousness= 77.68%**

MAPsite = 20 Correction Factor= 1.4388
MAPgage = 13.9
Clay (D): Sandy Clay (D): Clay Loam (D): x
Silt Loam/Loam (B): Not Applicable (100% Impervious):

Are the soils outside the building footprint not graded/compacted? Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infilatraion rate (eg. Silt Loam to Clay)
Modified Soil Type:

S= 1.00%
UBS Volume for 1% Slope (UBS1%) = 0.46842037 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.48842037 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.46842037 inches (Corrected Slope for the site)

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.6739861 inches

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch

Design Volume = 173.16 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 3,083 sq. ft
Impervious Area = 2,395 sq. ft
Pervious Area = 688 sq. ft
Equivalent Impervious Area = 69 sq. ft Total Equivalent Impervious = **2,464** sq. ft

Rainfall intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 3.3699307 hrs

Estimate the Surface Area = 73 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 102.50206 cu. ft
Volume in Ponding Area = 70.656214 cu. ft
Depth of Ponding = 0.9678933 ft Depth of Ponding = 11.6 inches (Round up)

If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.

SIZING FOR VOLUME BASED TREATMENT

DMA # 16
A= 23999 s.f.
Impervious Area = 19799 s.f. **% Imperviousness= 82.50%**

MAPsite = 20 Correction Factor= 1.4388
MAPgage = 13.9
Clay (D): Sandy Clay (D): Clay Loam (D): x
Silt Loam/Loam (B): Not Applicable (100% Impervious):

Are the soils outside the building footprint not graded/compacted? Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infilatraion rate (eg. Silt Loam to Clay)
Modified Soil Type:

S= 1.00%
UBS Volume for 1% Slope (UBS1%) = 0.49249635 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.51249635 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.49249635 inches (Corrected Slope for the site)

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.7086278 inches

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch

Design Volume = 1,417.20 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 23,999 sq. ft
Impervious Area = 19,799 sq. ft
Pervious Area = 4,200 sq. ft
Equivalent Impervious Area = 420 sq. ft Total Equivalent Impervious = **20,219** sq. ft

Rainfall intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 3.5431392 hrs

Estimate the Surface Area = 573 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 845.92449 cu. ft
Volume in Ponding Area = 571.27215 cu. ft
Depth of Ponding = 0.9969846 ft Depth of Ponding = 12 inches (Round up)

If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.

SIZING FOR VOLUME BASED TREATMENT

DMA # 18
A= 5614 s.f.
Impervious Area = 3964 s.f. **% Imperviousness= 70.61%**

MAPsite = 20 Correction Factor= 1.4388
MAPgage = 13.9
Clay (D): Sandy Clay (D): Clay Loam (D): x
Silt Loam/Loam (B): Not Applicable (100% Impervious):

Are the soils outside the building footprint not graded/compacted? Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infilatraion rate (eg. Silt Loam to Clay)
Modified Soil Type:

S= 1.00%
UBS Volume for 1% Slope (UBS1%) = 0.43304596 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.45304596 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.43304596 inches (Corrected Slope for the site)

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.6230877 inches

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch

Design Volume = 291.50 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 5,614 sq. ft
Impervious Area = 3,964 sq. ft
Pervious Area = 1,650 sq. ft
Equivalent Impervious Area = 165 sq. ft Total Equivalent Impervious = **4,129** sq. ft

Rainfall intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 3.1154385 hrs

Estimate the Surface Area = 127 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 164.85862 cu. ft
Volume in Ponding Area = 126.64258 cu. ft
Depth of Ponding = 0.9971856 ft Depth of Ponding = 12 inches (Round up)

If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.

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San Jose, CA 95131 HMHca.com

BELMONT VILLAGE
San Jose

San Jose, CA 95020

JOB NO. 5320.00
DRAWN DM
CHECKED ZJ
JOB CAPTAIN ZJ

ISSUE

	DATE	DESCRIPTION
1	06/26/2018	ENTITLEMENT SET
2	02/19/2019	ENTITLEMENT SET
		RESUBMITTAL

DRAWING TITLE
STORMWATER CONTROL PLAN NOTES

SCALE 1" = 30'

C2.2

SIZING FOR VOLUME BASED TREATMENT

DMA #	**19**		
A=	3504 s.f.		
Impervious Area =	3359 s.f.	**% Imperviousness=**	**95.86%**
MAPsite =	20	Correction Factor=	1.4388
MAPgage =	13.9		
Clay (D):		Sandy Clay (D):	Clay Loam (D): x
Silt Loam/Loam (B):		Not Applicable (100% Impervious):	

Are the soils outside the building footprint not graded/compacted? Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infiltratraion rate (eg. Silt Loam to Clay)

Modified Soil Type:

S= 1.00%

UBS Volume for 1% Slope (UBS1%) = 0.55930936 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.57930936 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.55930936 inches (Corrected Slope for the site)

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.8047617 inches

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch

Design Volume = 234.99 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area =	3,504 sq. ft		
Impervious Area =	3,359 sq. ft		
Pervious Area =	145 sq. ft		
Equivalent Impervious Area =	15 sq. ft	Total Equivalent Impervious =	3,374 sq. ft
Rainfall intensity =	0.2 in/hr		
Duration =	Adjusted UBS (Step 6) / Rainfall Intensity		
Duration =	**4.0238084** hrs		
Estimate the Surface Area =	88 sq. ft	(Typically start with Total Impervious x 0.03)	
Volume of Treated Runoff =	147.53964 cu. ft		
Volume in Ponding Area =	87.450768 cu. ft		
Depth of Ponding =	0.9937587 ft	Depth of Ponding = 11.9	inches (Round up)

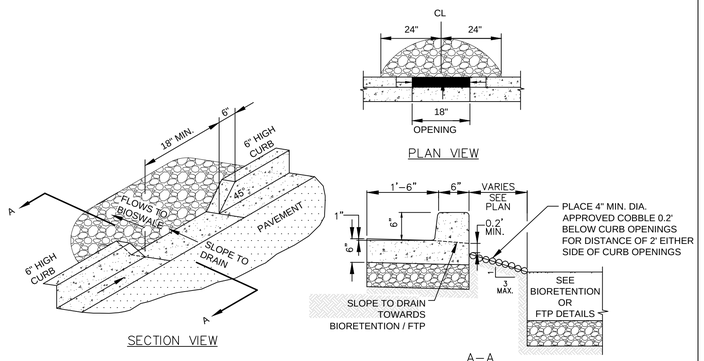
If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS

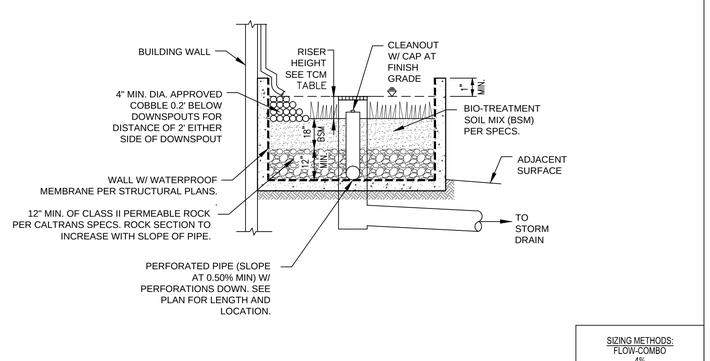
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS; AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOIL WITH THE APPROVED SOIL MIX AND REPLANT.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
3	CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
4	MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).	QUARTERLY
5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE BIORETENTION AREA. REMOVE AND/OR REPLACE ANY DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE WET SEASON BEGINS
7	CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2 - 3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2" – 3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR.	ANNUALLY, BEFORE THE WET SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING. REPLACE BIOTREATMENT SOIL AND MULCH, IF NEEDED. CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR FLOW-THROUGH PLANTERS

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT THE PLANTER SURFACE AREA, INLETS AND OUTLETS FOR OBSTRUCTIONS AND TRASH; CLEAR ANY OBSTRUCTIONS AND REMOVE TRASH.	QUARTERLY
2	INSPECT PLANTER FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, THE SURFACE BIOTREATMENT SOIL SHOULD BE TILLED OR REPLACED WITH THE APPROVED SOIL MIX AND REPLANTED. USE THE CLEANOUT RISER TO CLEAR ANY UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	QUARTERLY
3	CHECK FOR ERODED OR SETTLED BIOTREATMENT SOIL MEDIA. LEVEL SOIL WITH RAKE AND REMOVE/REPLANT VEGETATION AS NECESSARY.	QUARTERLY
4	MAINTAIN THE VEGETATION AND IRRIGATION SYSTEM. PRUNE AND WEED TO KEEP FLOW-THROUGH PLANTER NEAT AND ORDERLY IN APPEARANCE.	QUARTERLY
5	EVALUATE HEALTH AND DENSITY OF VEGETATION. REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION. REMOVE EXCESSIVE GROWTH OF PLANTS THAT ARE TOO CLOSE TOGETHER.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
7	INSPECT THE OVERFLOW PIPE TO MAKE SURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE ANY DAMAGED OR DISCONNECTED PIPING. USE THE CLEANOUT RISER TO CLEAR UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATOR AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ANY ACCUMULATION OF SEDIMENT.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
9	INSPECT AND, IF NEEDED, REPLACE WOOD MULCH. IT IS RECOMMENDED THAT 2" TO 3" OF COMPOSTED ARBOR MULCH BE APPLIED ONCE A YEAR.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
10	INSPECT SYSTEM FOR EROSION OF BIOTREATMENT SOIL MEDIA, LOSS OF MULCH, STANDING WATER, CLOGGED OVERFLOWS, WEEDS, TRASH AND DEAD PLANTS. IF USING ROCK MULCH, CHECK FOR 3" OF COVERAGE.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,
11	INSPECT SYSTEM FOR STRUCTURAL INTEGRITY OF WALLS, FLOW SPREADERS, ENERGY DISSIPATORS, CURB CUTS, OUTLETS AND FLOW SPLITTERS.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,

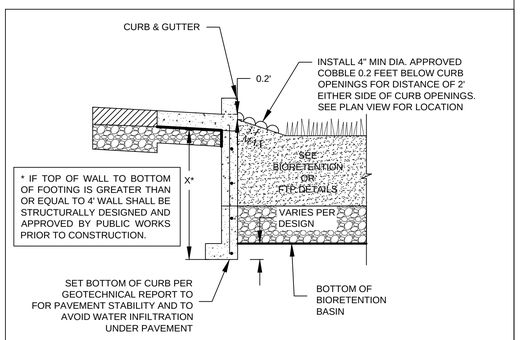


7 CURB OPENING N.T.S.

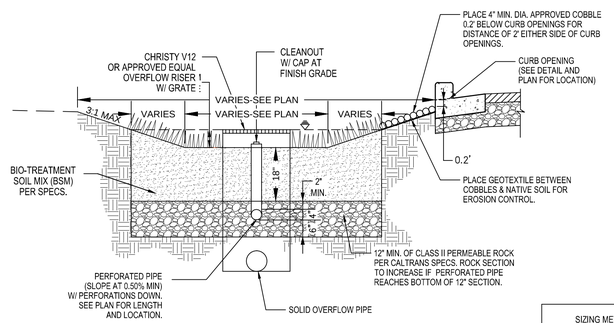


SIZING METHODS: FLOW-COMBO 4%

3 FLOW–THROUGH PLANTER (ABOVE GRADE) N.T.S.

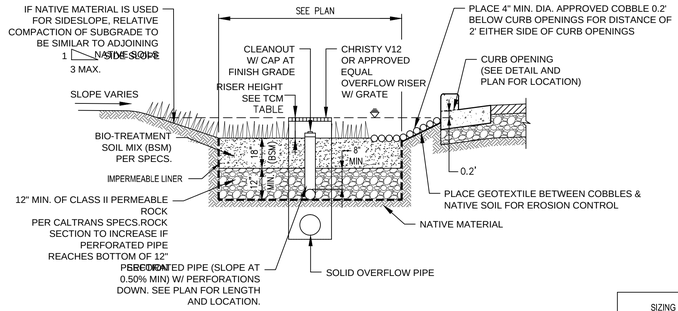


9 CURB ADJACENT TO BIORETENTION N.T.S.



SIZING METHOD: 4%

5 BIORETENTION BASIN W/O LINER N.T.S.



SIZING METHOD: FLOW-COMBO

2 BIORETENTION BASIN W/ LINER N.T.S.

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San Jose, CA 95131 HMHca.com

BELMONT VILLAGE
San Jose

San Jose, CA 95020

JOB NO.	5320.00
DRAWN	DM
CHECKED	ZJ
JOB CAPTAIN	ZJ

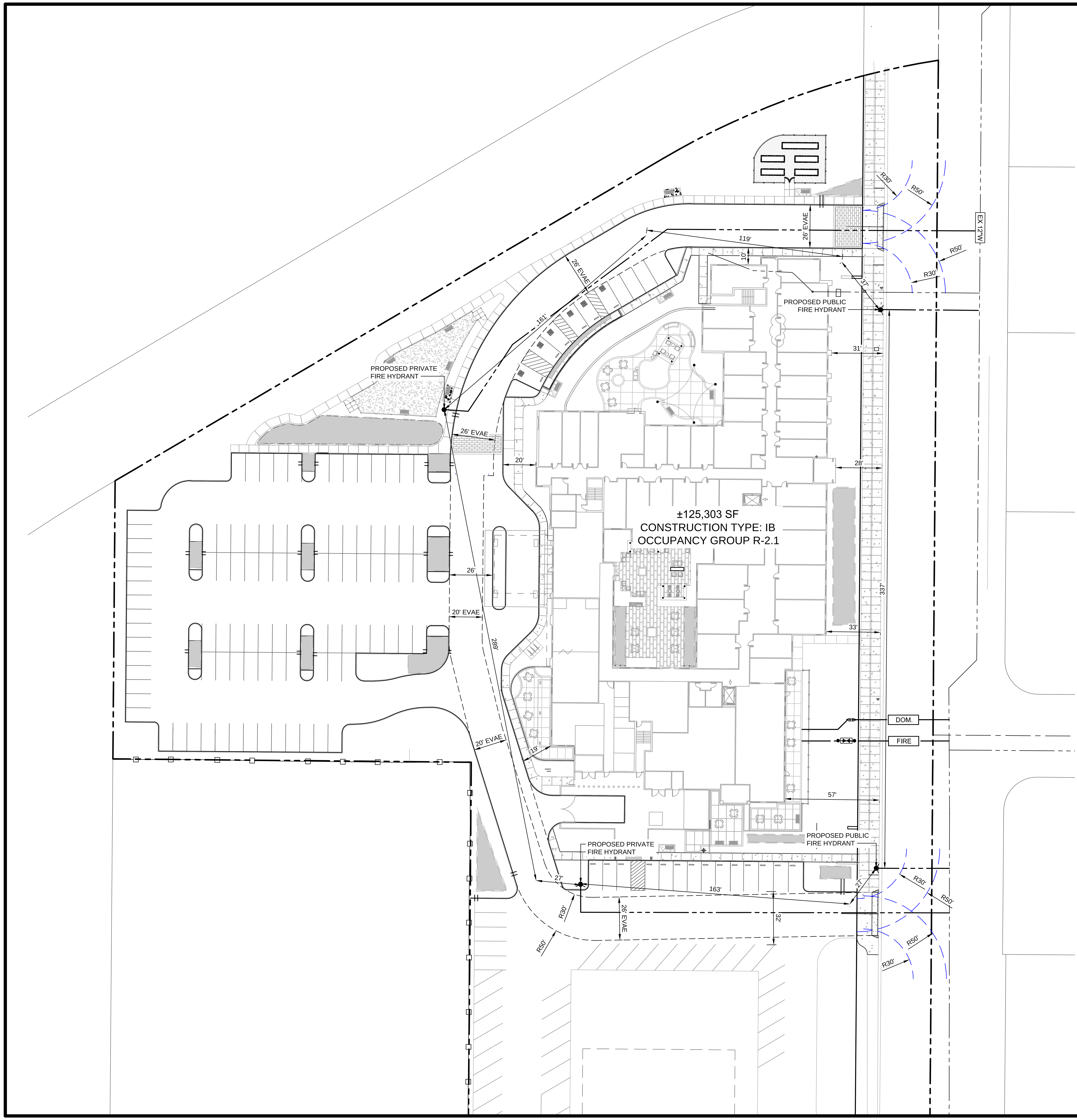
ISSUE

	DATE	DESCRIPTION
1	06/26/2018	ENTITLEMENT SET
2	02/19/2019	ENTITLEMENT SET
3		RESUBMITTAL

DRAWING TITLE
STORMWATER CONTROL PLAN DETAILS

SCALE 1" = 30'

C2.3



LEGEND

- PROJECT BOUNDARY
- PROPERTY LINE
- PROPERTY LINE (EXISTING)
- RIGHT-OF-WAY
- EASEMENT
- WATER LINE (EXISTING)
- WATER LINE (PROPOSED)
- PROPOSED FIRE HYDRANT
- EMERGENCY VEHICLE ACCESS EASEMENT — EVAE
- FIRE TRUCK TURN

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San Jos®Fire Department

Office of the Fire Marshal

San Jose Fire Flow and Hydrant Policy

SJ Muni Code 17.12.470 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than four hundred feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and *mains shall be provided where required by the fire chief. Exception: For Group R-3 and Group U occupancies equipped throughout with an approved automatic sprinkler system, the distance requirements may be modified by the fire chief.*

NOTE: Mixed Construction Fire Flow is to be determined as directed by the State Fire Marshal Code Interpretation #11-015 published 12/19/2011.

Building Area (Square Feet)					Fire Flow (gpm) ° x			CFC – Appendix C - Table C105.1			
Type IA & IB*	Type IIA & IIIA*	Type IV& VA*	Type IIB & IIIB*	Type VB*	Light Hazard Occ.+	Ordinary Groups 1 & 2 Hazard Occ.+	<NS> or Extra Hazard Groups 1 & 2 Occ.+	Flow Duration (hours) x	Min. # of Hydrants	Average Spacing between Hydrants in feet 1 2 3	Max. distance from any point on Street or Road Frontage to a Hydrant in feet. a
0-22,700	0-12,700	0-8,200	0-5,900	0-3,600	1,500	1,500	1,500	2	1	500	250
22,701-30,200	12,701-17,000	8,201-10,900	5,901-7,900	3,601-4,800	1,500	1,500	1,750	2	1	500	250
30,201-38,700	17,001-21,800	10,901-12,900	7,901-9,800	4,801-6,200	1,500	1,500	2,000	2	2	450	225
38,701-48,300	21,801-24,200	12,901-17,400	9,801-12,600	6,201-7,700	1,500	1,688	2,250	2	2	450	225
48,301-59,000	24,201-33,200	17,401-21,300	12,601-15,400	7,701-9,400	1,500	1,875	2,500	2	3	450	225
59,001-70,900	33,201-39,700	21,301-25,500	15,401-18,400	9,401-11,300	1,500	2,063	2,750	2	3	450	225
70,901-83,700	39,701-47,100	25,501-30,100	18,401-21,800	11,301-13,400	1,500	2,250	3,000	3	3	400	225
83,701-97,700	47,101-54,900	30,101-35,200	21,801-25,900	13,401-15,600	1,625	2,438	3,250	3	3	400	225
97,701-112,700	54,901-63,400	35,201-40,600	25,901-29,300	15,601-18,000	1,750	2,625	3,500	3	4	350	210
112,701-128,700	63,401-72,400	40,601-46,400	29,301-33,500	18,001-20,600	1,875	2,818	3,750	3	4	350	210
128,701-145,900	72,401-82,100	46,401-52,500	33,501-37,900	20,601-23,300	2,000	3,000	4,000	4	4	350	210
145,901-164,200	82,101-92,400	52,501-59,100	37,901-42,700	23,301-26,300	2,150	3,188	4,250	4	4	350	210
164,201-183,400	92,401-103,100	59,101-66,000	42,701-47,700	26,301-29,300	2,250	3,375	4,500	4	5	300	180
183,401-203,700	103,101-114,600	66,001-73,300	47,701-53,000	29,301-32,600	2,375	3,563	4,750	4	5	300	180
203,701-225,200	114,601-126,700	73,301-81,100	53,001-58,600	32,601-36,000	2,500	3,750	5,000	4	5	300	180
225,201-247,700	126,701-139,400	81,101-89,200	58,601-65,400	36,001-39,600	2,625	3,938	5,250	4	5	300	180
247,701-271,200	139,401-152,600	89,201-97,700	65,401-70,600	39,601-43,400	2,750	4,125	5,500	4	6	300	180
271,201-295,900	152,601-166,500	97,701-106,500	70,601-77,000	43,401-47,400	2,875	4,313	5,750	4	6	300	180
295,901-Greater	166,501-Greater	106,501-115,800	77,001-83,700	47,401-51,500	3,000	4,500	6,000	4	6	250	150
"	"	115,801-125,500	83,701-90,600	51,501-55,700	3,125	4,688	6,250	4	6	250	150
"	"	125,501-135,500	90,601-97,900	55,701-60,200	3,250	4,875	6,500	4	7	250	150
"	"	135,501-145,800	97,901-106,800	60,201-64,800	3,375	5,063	6,750	4	7	250	150
"	"	145,801-156,700	106,801-113,200	64,801-69,600	3,500	5,250	7,000	4	7	250	150
"	"	156,701-167,900	113,201-121,300	69,601-74,600	3,625	5,438	7,250	4	7	250	150
"	"	167,901-179,400	121,301-129,600	74,601-79,800	3,750	5,625	7,500	4	8	200	120
"	"	179,401-191,400	129,601-138,300	79,801-85,100	3,875	5,813	7,750	4	8	200	120
"	"	191,401-Greater	138,301-Greater	85,101-Greater	4,000	6,000	8,000 or more.	4	9 e	200	120

Occ. = Occupancy <NS> = Non-Sprinklered
*- Types of construction are based upon the California Building Code.
+ - Types of Hazard are based upon NFPA 13.
° - Measured at 20 psi. See CFC Appendix III-A, Section 2
1 - Reduce by 100 feet for dead-end streets or roads.
2 Where streets are provided with median dividers which can be crossed by firefighters pulling hose lines, or arterial streets are provided with four or more traffic. lanes and have a traffic count of more than 30,000 vehicles per day, hydrant spacing shall average 500 feet on each side of the street and be arranged on an alternating basis up to a fire-flow requirement of 7,000 gallons per minute and 400 feet for higher fire-flow requirements.
3 - Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards.
a - Reduce by 50 feet for dead-end streets or roads.
e - One hydrant for each 1,000 gallons per minute or faction thereof above 8,000.
x - For one-and two-family dwellings; the minimum fire-flow and flow duration requirements for one-and two-family dwellings having a fire-flow calculation area that does not exceed 3,600 square feet shall be 1,000 gallons per minute for duration of 1 hour.

The applicant has the option to apply for variance if the code requirements can not be met.

200 East Santa Clara Street Tower 2 San Jos CA 9511 Phone: (408) 535-7750 Fax: (408) 292-6067 www.sjfd.org

05/22/2014

0 15 30 60

1 INCH = 30 FEET

BELMONT VILLAGE San Jose

San Jose, CA 95020

JOB NO. 5320.00
DRAWN DM
CHECKED ZJ
JOB CAPTAIN ZJ

ISSUE

	DATE	DESCRIPTION
	06/26/2018	ENTITLEMENT SET
	02/19/2019	ENTITLEMENT SET RESUBMITTAL

DRAWING TITLE

FIRE HYDRANT AND ACCESS PLAN

SCALE 1" = 30'

C3.0

PHILIPS
GARDCO

Site & Area

SlenderForm

SFRA LED round arm mount with comfort optics

Project:
Location:
Cat.No.
Type:
Qty:
Notes:

Philips Gardco SlenderForm LED arm mount comfort SFRA features a distinct styling to provide outdoor area lighting that is both energy efficient and aesthetically pleasing. Comfort optics are designed to enhance visual comfort by reducing glare. Type 1, 2, 3, and 5 optical distributions are available with lumen output up to 9,500 lumens.

Ordering guide

example: SFRA-140L-450-NW-G2-T3-1-UNV-DGY

Prefix	No. of LEDs	Drive Current	LED Color - Generation	Mounting	Distribution	Voltage
SFRA SlenderForm Round Arm Mount, comfort optics	**140L** 140 LEDs	**450** 450mA **650** 650 mA **1050** 1050 mA **1675** 1675 mA **2500** 2500 mA	**NW-G2** Warm White, 3000K, 70 CRI, Gen 2 **NW-G3** Neutral White, 4000K, 70 CRI, Gen 3 **CW-G2** Cool White, 5000K, 70 CRI, Gen 2 **WY-G2** Warm Yellow, 2700K, 80 CRI, Gen 2[7] **AM-G2** Amber (~590nm), Gen 2[7]	**AR** Arm Mount (standard)[1] **WS** Wall mount with surface conduit rear entry permitted	**1** Comfort Type 1 **2** Comfort Type 2 **3** Comfort Type 3 **5** Comfort Type 5	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V (50/60Hz) **HVU** 347-480V (50/60Hz)

Options

Dimming controls	Motion sensing	Photo-sensing	Electrical	Luminaire	Finish
DO 0-10V External dimming (by others)[2] **SW** Interface module for SiteWise.[3,4,5] **BL** Bi-level functionary w/motion sensor[3,8]	**(MR2)** Integral with #2 lens **(MR3)** Integral with #3 lens **(MRO)** Pole mounted motion sensor (see accessories)	**PCB** Photocontrol Button[3,9] **TLRDS** Twist Lock Receptacle 3 Pin[2] **TLRD7** Twist Lock Receptacle 7 Pin[2] **TLRPC** Twist Lock Receptacle w/Photocell[3,10]	**Fusing** **F1** Single (120, 277, 347VAC)[6] **F2** Double (208, 240, 480VAC)[6] **F3** Canadian Double Pull (208, 240, 480VAC)[6] **Pole Mount Fusing** **FP1** Single (120, 277, 347VAC)[6] **FP2** Double (208, 240, 480VAC)[6] **FP3** Canadian Double Pull (208, 240, 480VAC)[6] **Surge Protection** (10kA standard) **SP2** Increased 20kA	Mounts to a 4" OD pole as standard **SPA** Square Pole Adapter	**Textured** **BK** Black **WH** White **BZ** Bronze **DGY** Dark Gray **MGY** Medium Gray **Customer specified** **RAL** Specify optional color or RAL (ex: RAL7024) **CC** Custom color (must supply color chip for required factory quote)

1. Extended lead times apply. Contact factory for details.
2. Mounts to a 4" OD round pole.
3. Not available with other control options.
4. Not available with motion sensor.
5. Not available with photocontrol.
6. Not available in 347 or 480V.
7. Available only in 120 or 277V.
8. Must specify input voltage.
9. Dimming will not be connected to NEMA receptacle if ordering with other control options.
10. Not available in 480V.

SlenderForm_SFRA_comfort 08/18 page 1 of 5

FIXTURE S1 S1A S2 S2A S2B

Wall luminaires with single-sided light output

Housing: Extruded and die cast aluminum. Mounts directly to a BEGA 19537 box (provided). Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

Enclosure: Tempered, clear glass, flush to the die casting to prevent water accumulation. Fully gasketed for weather tight operation using a "U" channel molded silicone rubber gasket.

Electrical: 12.5W LED Luminaire, 15.9 total system watts, -40°C start temperature. Integral 120V through 277V electronic LED driver,0-10V, TRIAC, and ELV dimmable. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an 85 CRI. Available in 4000K (85 CRI); add suffix K4 to order.

Notes: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA certified to U.S. and Canadian standards for wet locations.
Protection class IP65
Weight: 7.3 lbs

Luminaire Lumens: 1258

Mounting options:
79547 Surface-mount wiring box

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

These luminaires mount over a custom BEGA recessed box. This box can be shipped ahead of the luminaires.

Narrow beam upwards or downwards

	Lamp	β	A	B	C	D	Wiring box*
66690*	12.5W LED	19.5°	5⅝	11⅛	7⅝	1⅛	**19537**

β = Beam angle *Small opening wiring box included.

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (800) 566-9474 www.bega-us.com
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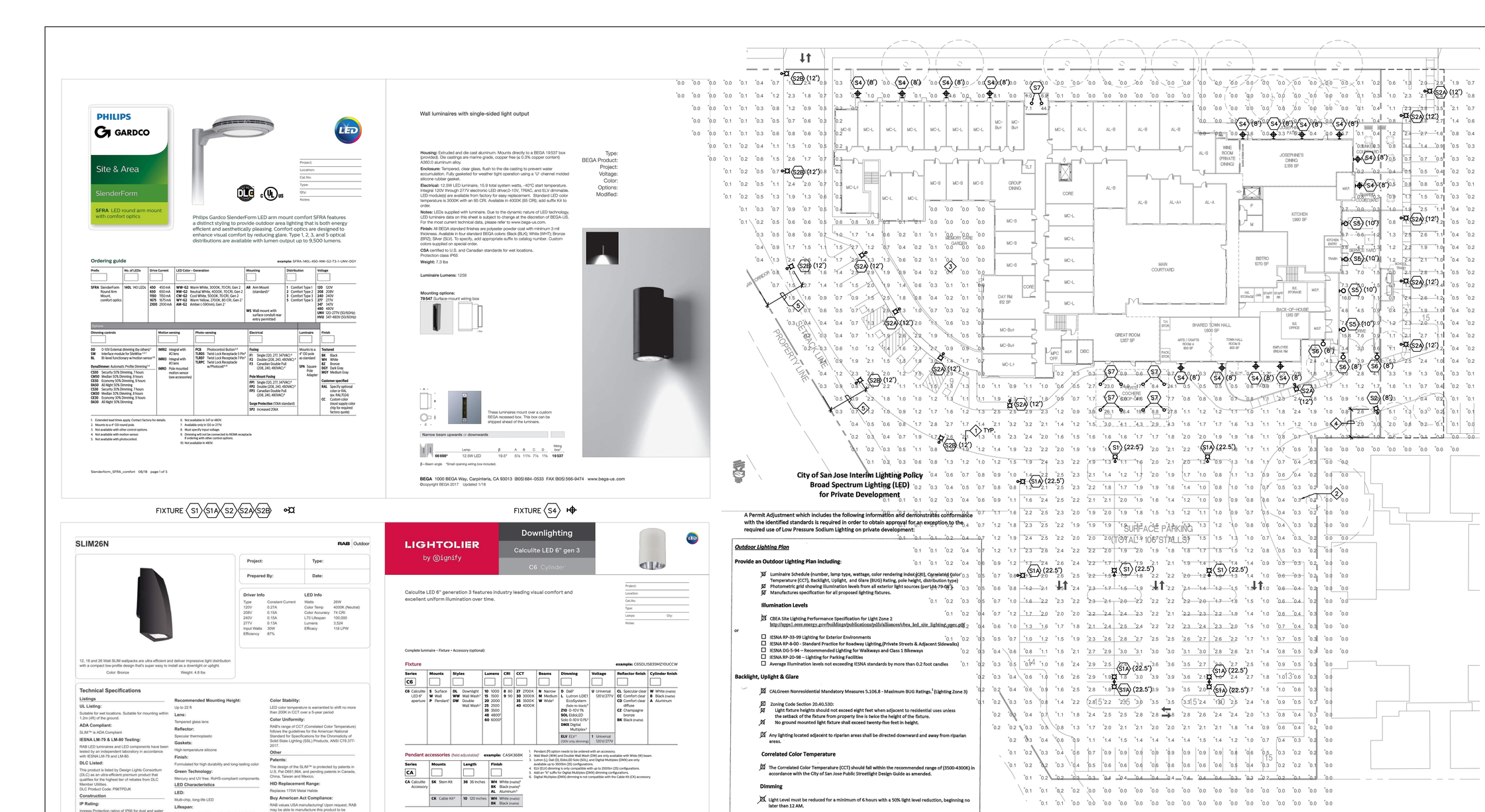
FIXTURE S4



City of San Jose Interim Lighting Policy Broad Spectrum Lighting (LED) for Private Development

A Permit Adjustment which includes the following information and demonstrates conformance with the identified standards is required in order to obtain approval for an exception to the required use of Low Pressure Sodium Lighting on private development:

Outdoor Lighting Plan

Provide an Outdoor Lighting Plan including:

- ☒ Luminaire Schedule (number, lamp type, wattage, color rendering index (CRI), Correlated Color Temperature (CCT), Backlight, Uplight, and Glare (BUG) Rating, pole height, distribution type)
- ☒ Photometric grid showing illumination levels from all exterior light sources (per LM-79-08).
- ☒ Manufactures specification for all proposed lighting fixtures.

Illumination Levels

- ☒ CBEA Site Lighting Performance Specification for Light Zone 2 http://apps1.eere.energy.gov/buildings/publications/pdfs/alliances/cbea_led_site_lighting_spec.pdf

or

- ☐ IESNA RP-33-99 Lighting for Exterior Environments
- ☐ IESNA RP-8-00 - Standard Practice for Roadway Lighting.(Private Streets & Adjacent Sidewalls)
- ☐ IESNA DG-5-94 – Recommended Lighting for Walkways and Class 1 Bikeways
- ☐ IESNA RP-20-98 – Lighting for Parking Facilities
- ☐ Average illumination levels not exceeding IESNA standards by more than 0.2 foot candles

Backlight, Uplight & Glare

- ☒ CALGreen Nonresidential Mandatory Measures 5.106.8 - Maximum BUG Ratings.[1] (Lighting Zone 3)
- ☒ Zoning Code Section 20.40.530:
  - ☒ Light fixture heights should not exceed eight feet when adjacent to residential uses unless the setback of the fixture from property line is twice the height of the fixture.
  - ☒ No ground mounted light fixture shall exceed twenty-five feet in height.
- ☒ Any lighting located adjacent to riparian areas shall be directed downward and away from riparian areas.

Correlated Color Temperature

- ☒ The Correlated Color Temperature (CCT) should fall within the recommended range of (3500-4300K) in accordance with the City of San Jose Public Streetlight Design Guide as amended.

Dimming

- ☒ Light Level must be reduced for a minimum of 6 hours with a 50% light level reduction, beginning no later than 12 AM.

1. IES LM-79-08 Electrical and Photometric Measurements of Solid-State Lighting Products Illuminating Engineering Society

ELECTRICAL SITE PLAN

1 SL1.0 SCALE: 1"= 30'-0"

0 15' 30' 60' FEET

PLAN NORTH TRUE NORTH

SITE LIGHTING FIXTURE SCHEDULE

TAG	DESCRIPTION	DESCRIPTION	WATTS	B-U-G	LUMENS PER WATT	NOTES	SYMBOL
S1	LED POLE MOUNTED LUMINAIRE ON 20' POLE AND 30" HIGH BASE - COMFORT	GARDCO #SFRA-140L-1675-NW-G2-AR-5-UNV-C550-VERIFY COLOR WITH ARCHITECT	75	B3-U-G2	102	-	
S1A	LED POLE MOUNTED LUMINAIRE ON 20' POLE AND 30" HIGH BASE - COMFORT	GARDCO #SFRA-140L-1675-NW-G2-AR-3-UNV-C550-VERIFY COLOR WITH ARCHITECT	75	B3-U-G2	104	-	
S2	LED POLE MOUNTED LUMINAIRE ON 5'-6" POLE AND 30" HIGH BASE FOR 8' HEIGHT - COMFORT	GARDCO #SFRA-140L-650-NW-G2-AR-3-UNV-C550-VERIFY COLOR WITH ARCHITECT	31	B1-U-G2	109	-	
S2A	LED POLE MOUNTED LUMINAIRE ON 12' POLE WITH GRADE MOUNTED BASE - COMFORT	GARDCO #SFRA-140L-650-NW-G2-AR-3-UNV-C550-VERIFY COLOR WITH ARCHITECT	31	B1-U-G2	109	-	
S2B	LED POLE MOUNTED LUMINAIRE ON 9 1/2' POLE WITH 30" HIGH BASE - COMFORT	GARDCO #SFRA-140L-650-NW-G2-AR-3-UNV-C550-VERIFY COLOR WITH ARCHITECT	31	B1-U-G2	109	-	
S4	LED CYLINDER WALL MOUNTED LIGHT	BEGA #66698-K4	15.9	NA	100	-	
S5	ADA WALL MOUNTED LED AREA LIGHT	RAB #SLIM-26N	30	B1-U-G0	118	-	
S6	ADA WALL MOUNTED LED AREA LIGHT	RAB #SLIM-12N	16	B1-U-G0	118	-	
S7	LED CYLINDER DOWN LIGHT AT CANOPY 2500 LUMEN	LIGHTOLIER #C6SDL-25-8-40M-U-CD-VERIFY COLOR WITH ARCHITECT	23	NA	108	-	

SHEET NOTES:

1. ' ' IS MOUNTING HEIGHT OF FIXTURE.
2. INITIAL FOOT CANDLES AT GRADE.
3. LOW LEVEL LANDSCAPE LIGHTING TO BE DETERMINED FOR MEMORY CAR GARDEN.
4. MINIMUM 16' FROM FRONT OF FIXTURE TO PROPERTY LINE.
5. MINIMUM 24' FROM FRONT OF FIXTURE TO PROPERTY LINE.

GENERAL NOTES:

1. SITE LIGHTING S1, S1A, S2, S2A, S2B SHALL BE PROGRAMED FOR 50% LEVEL FOR 7 HOURS STARTING AT 11:00PM TO MEET INTERIM LIGHTING FOR LED LIGHTING.
2. TOTAL EXTERIOR LIGHTING POWER = 1934 WATTS
   TOTAL EXTERIOR AREA = 52,087 SQFT.
   WATTS PER SQUARE FOOT = .0371

SLIM26N

RAB | Outdoor

Project:
Type:
Prepared By:
Date:

Driver Info		LED Info	
Type	Constant Current	Watts	26W
120V	0.27A	Color Temp	4000K (Neutral)
208V	0.15A	Color Accuracy	74 CRI
240V	0.15A	L70 Lifespan	100,000
277V	0.13A	Lumens	3,524
Input Watts	30W	Efficacy	118 LPW
Efficiency	87%		

12, 18 and 26 Watt SLIM wallpacks are ultra efficient and deliver impressive light distribution with a compact low-profile design that's super easy to install as a downlight or uplight.

Color: Bronze Weight: 4.8 lbs

Technical Specifications

Listings

UL Listing:
Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

ADA Compliant:
SLIM™ is ADA Compliant

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:
This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities.
DLC Product Code: P967PDJK

Construction

IP Rating:
Ingress Protection rating of IP66 for dust and water

Cold Weather Starting:
Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:
Suitable for use in 40°C (104°F)

Housing:
Precision die-cast aluminum housing

Mounting:
Heavy-duty mounting bracket with hinged housing for easy installation

Recommended Mounting Height:
Up to 22 ft

Lens:
Tempered glass lens

Reflector:
Specular thermoplastic

Gaskets:
High-temperature silicone

Finish:
Formulated for high durability and long-lasting color

Green Technology:
Mercury and UV free. RoHS-compliant components.

LED Characteristics

LED:
Multi-chip, long-life LED

Lifespan:
100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

Color Consistency:
3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:
LED color temperature is warrantied to shift no more than 200K in CCT over a 5-year period

Color Uniformity:
RAB's range of CCT (Correlated Color Temperature) follows the guidelines for the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Other

Patents:
The design of the SLIM™ is protected by patents in U.S. Pat D681,864, and pending patents in Canada, China, Taiwan and Mexico.

HID Replacement Range:
Replaces 175W Metal Halide

Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:
B1 U0 G0

Electrical

Driver:
Constant Current, Class 2, 100-277V, 50/60 Hz., 6kV surge protection, 120V: 0.28A, 208V: 0.16A, 240V: 0.14A, 277V: 0.12A

THD:
7.6% at 120V, 17.6% at 277V

Need help? Tech help line: **(888) RAB-1000** Email: **custserv@rablighting.com** Website: **www.rablighting.com**
Page 1 of 2

FIXTURE S5 S6

LIGHTOLIER
by ⓘgnify

Downlighting

Calculite LED 6" gen 3

C6 Cylinder

Calculite LED 6" generation 3 features industry leading visual comfort and excellent uniform illumination over time.

Project:
Location:
Cat.No.
Type:
Lamps: Qty:
Notes:

Complete luminaire = Fixture + Accessory (optional)

Fixture

example: C6SDL15835MZ10UCCW

Series	Mounts	Styles	Lumens	CRI	CCT	Beams	Dimming	Voltage	Reflector finish	Cylinder finish
C6										
C6 Calculite LED 6" aperture	**S** Surface **W** Wall **P** Pendant[1]	**DL** Downlight **WW** Wall Wash[2] **DW** Double Wall Wash[2]	**10** 1000 **15** 1500 **20** 2000 **25** 2500 **35** 3500 **48** 4800[3] **60** 6000[3]	**8** 80 **9** 90	**27** 2700K **30** 3000K **35** 3500K **40** 4000K	**N** Narrow **M** Medium **W** Wide[4]	**D** Dali[5] **L** Lutron LDE1 EcoSystem (fade-to-black)[6] **Z10** 0-10V 1% **SOL** EldoLED Solo 0-10V 0.1%[7] **DMX** Digital Multiplex[8] **ELV** ELV[9] (120V only dimming)	**U** Universal 120V/277V **1** Universal 120V/277V	**CL** Specular clear **CC** Comfort clear **CD** Comfort clear diffuse **CZ** Champagne bronze **BK** Black (matte)	**W** White (matte) **B** Black (matte) **A** Aluminum

Pendant accessories (field adjustable)

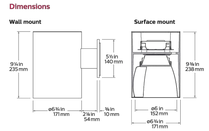
example: CASK36BK

Series	Mounts	Length	Finish
CA			
CA Calculite Accessory	**SK** Stem Kit	**36** 36 inches	**WH** White (matte)[1] **BK** Black (matte)[1] **AL** Aluminum[1]
	CK Cable Kit[1]	**10** 120 inches	**WH** White (matte) **BK** Black (matte)

1. Pendant (P) option needs to be ordered with an accessory.
2. Wall Wash (WW) and Double Wall Wash (DW) are only available with Wide (W) beam.
3. Lutron (L), Dali (D), EldoLED Solo (SOL), and Digital Multiplex (DMX) are only available up to 3500lm (35) configurations.
4. ELV (ELV) dimming is only compatible with up to 2500lm (25) configurations.
5. Add an "X" suffix for Digital Multiplex (DMX) dimming configurations.
6. Digital Multiplex (DMX) dimming is not compatible with the Cable Kit (CK) accessory.

Dimensions

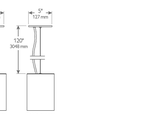
Wall mount



Surface mount

Pendant mount

Order the Pendant mount cylinder and select the stem or cable kit.



CalculiteLEDgen3_6in_Cylinder_C6 11/18 page 1 of 4

FIXTURE S7

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REGISTERED PROFESSIONAL ENGINEER
MICHAEL JOHN VOGTLANDER
No. E 11460
Exp. 12/19
ELECTRICAL
STATE OF CALIFORNIA

DATE SIGNED: Feb 05,19

BWF
18071
JOB NUMBER

BWF CONSULTING ENGINEERS
ELECTRICAL ENGINEERS
220 SO. SPRUCE AVENUE, SUITE 203
SO. SAN FRANCISCO, CALIFORNIA 94080
(650) 871-0220

BELMONT VILLAGE UNION AVENUE

San Jose, Ca. 95124

JOB NO.	70070
DRAWN	S.M.
CHECKED	M.V.
JOB CAPTAIN	M.V.

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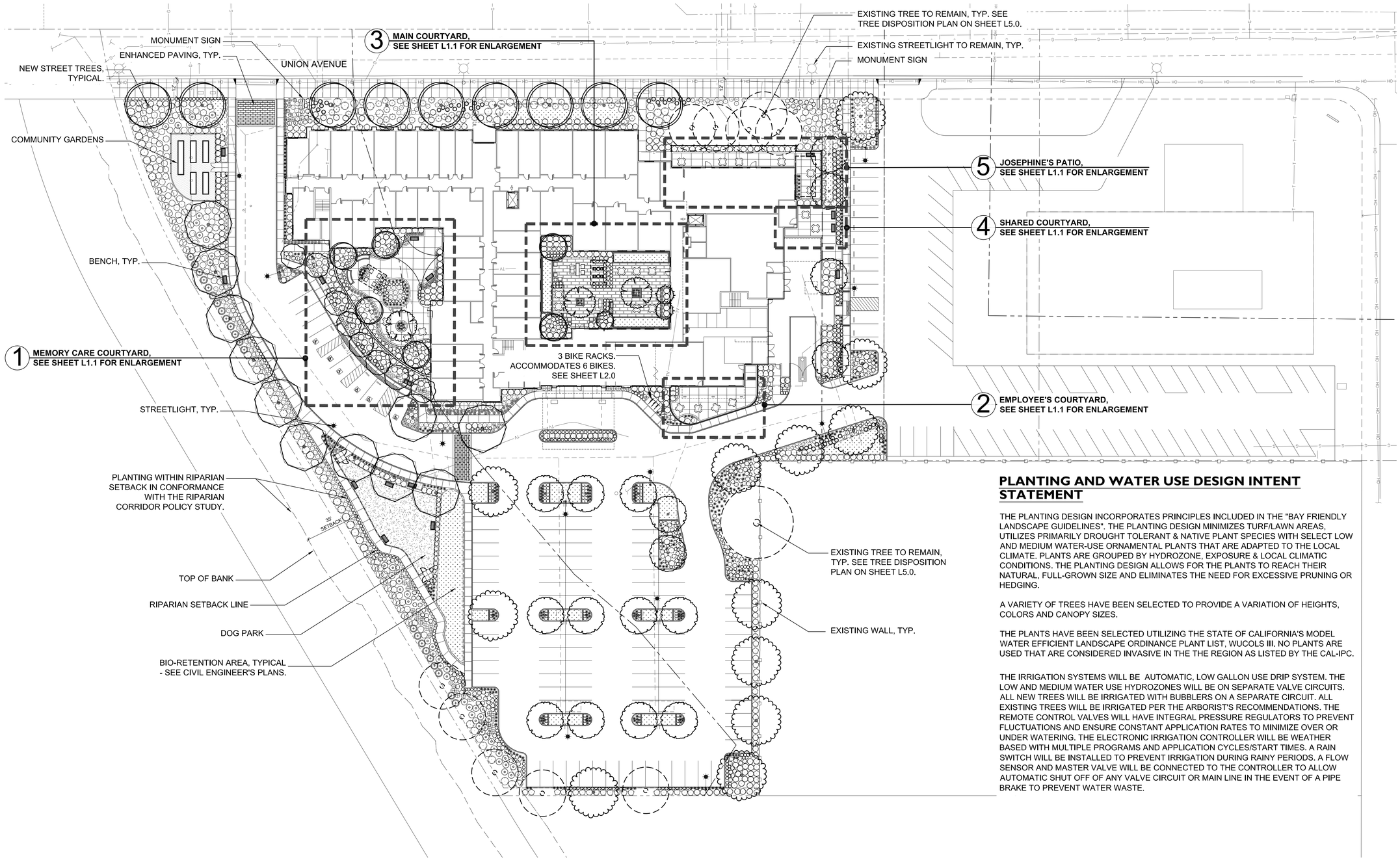
△	DATE	DESCRIPTION
	02-11-19	ENTITLEMENT RESUBMITTAL

DRAWING TITLE
ELECTRICAL
SITE LIGHTING PLAN

SCALE: AS NOTED

SL1.0

PLOTTED: Feb 05, 2019-12:00pm



PLANTING AND WATER USE DESIGN INTENT STATEMENT

THE PLANTING DESIGN INCORPORATES PRINCIPLES INCLUDED IN THE "BAY FRIENDLY LANDSCAPE GUIDELINES". THE PLANTING DESIGN MINIMIZES TURF/LAWN AREAS, UTILIZES PRIMARILY DROUGHT TOLERANT & NATIVE PLANT SPECIES WITH SELECT LOW AND MEDIUM WATER-USE ORNAMENTAL PLANTS THAT ARE ADAPTED TO THE LOCAL CLIMATE. PLANTS ARE GROUPED BY HYDROZONE, EXPOSURE & LOCAL CLIMATIC CONDITIONS. THE PLANTING DESIGN ALLOWS FOR THE PLANTS TO REACH THEIR NATURAL, FULL-GROWN SIZE AND ELIMINATES THE NEED FOR EXCESSIVE PRUNING OR HEDGING.

A VARIETY OF TREES HAVE BEEN SELECTED TO PROVIDE A VARIATION OF HEIGHTS, COLORS AND CANOPY SIZES.

THE PLANTS HAVE BEEN SELECTED UTILIZING THE STATE OF CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE PLANT LIST, WUCOLS III. NO PLANTS ARE USED THAT ARE CONSIDERED INVASIVE IN THE THE REGION AS LISTED BY THE CAL-IPC.

THE IRRIGATION SYSTEMS WILL BE AUTOMATIC, LOW GALLON USE DRIP SYSTEM. THE LOW AND MEDIUM WATER USE HYDROZONES WILL BE ON SEPARATE VALVE CIRCUITS. ALL NEW TREES WILL BE IRRIGATED WITH BUBBLERS ON A SEPARATE CIRCUIT. ALL EXISTING TREES WILL BE IRRIGATED PER THE ARBORIST'S RECOMMENDATIONS. THE REMOTE CONTROL VALVES WILL HAVE INTEGRAL PRESSURE REGULATORS TO PREVENT FLUCTUATIONS AND ENSURE CONSTANT APPLICATION RATES TO MINIMIZE OVER OR UNDER WATERING. THE ELECTRONIC IRRIGATION CONTROLLER WILL BE WEATHER BASED WITH MULTIPLE PROGRAMS AND APPLICATION CYCLES/START TIMES. A RAIN SWITCH WILL BE INSTALLED TO PREVENT IRRIGATION DURING RAINY PERIODS. A FLOW SENSOR AND MASTER VALVE WILL BE CONNECTED TO THE CONTROLLER TO ALLOW AUTOMATIC SHUT OFF OF ANY VALVE CIRCUIT OR MAIN LINE IN THE EVENT OF A PIPE BRAKE TO PREVENT WATER WASTE.

0 15 30 60 90

SCALE 1"=30'-0"

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San Jose

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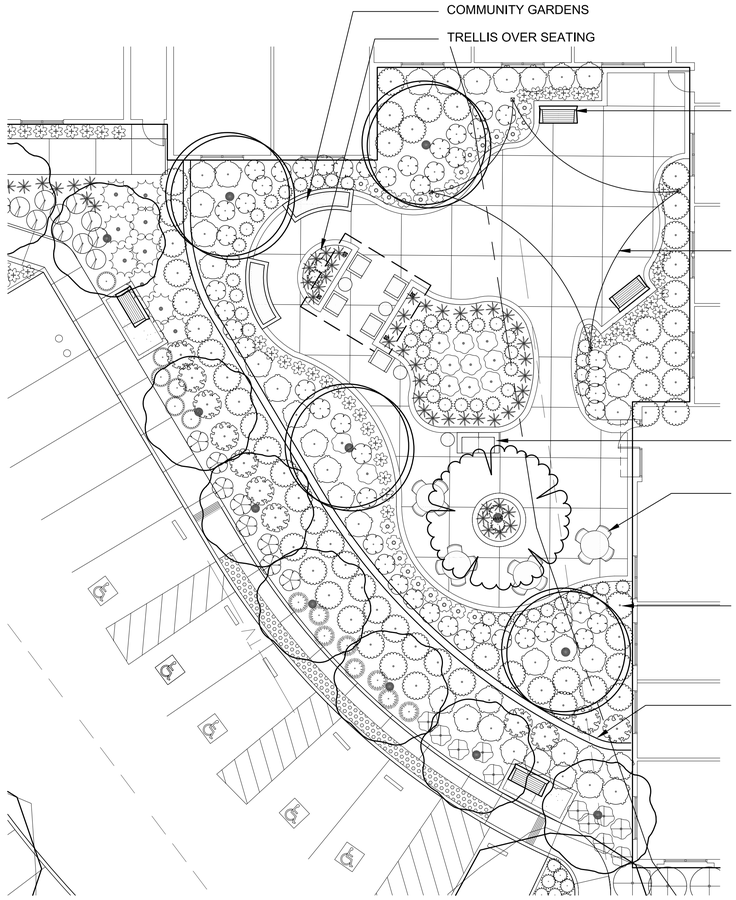
ISSUE

△	DATE	DESCRIPTION
	06/26/2018	ENTITLEMENT SET
	02/15/2019	ENTITLEMENT SET

DRAWING TITLE

GROUND LEVEL CONCEPTUAL LANDSCAPE PLAN

L1.0



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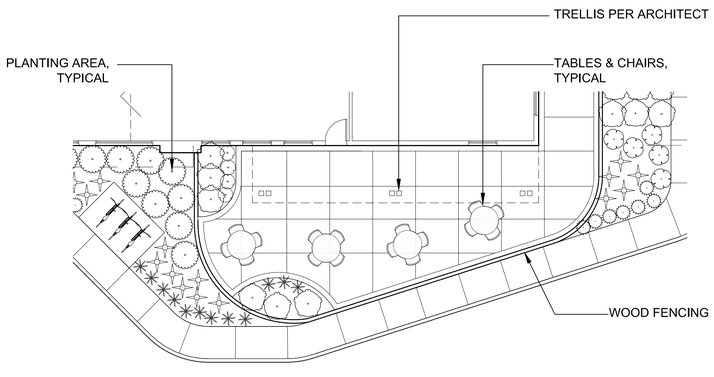
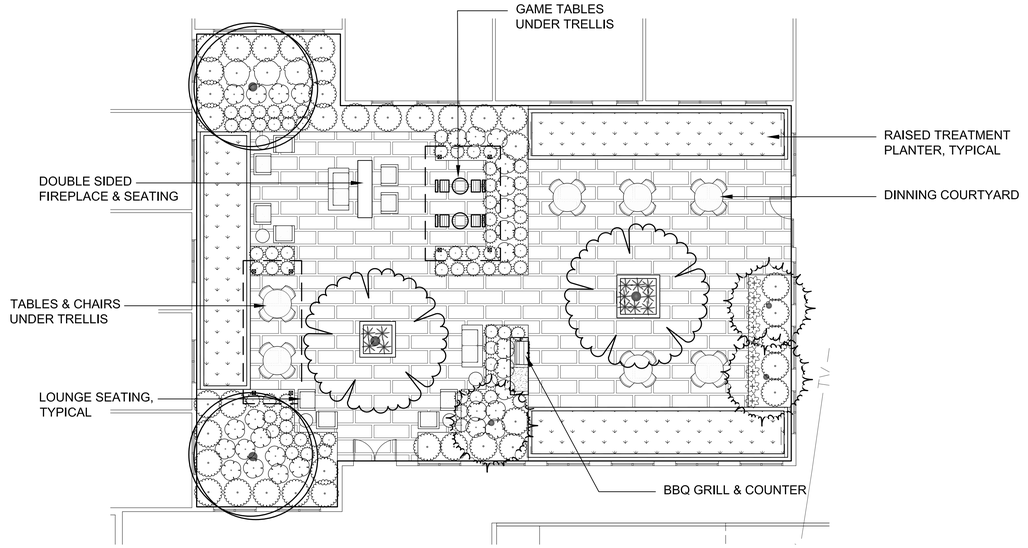
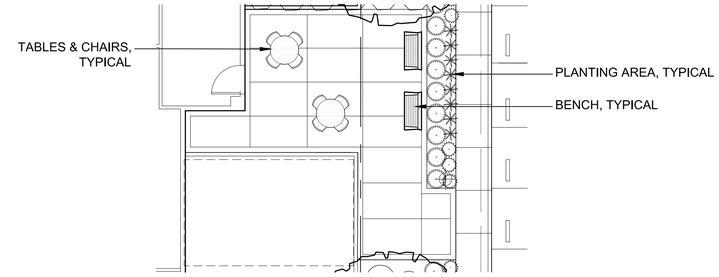


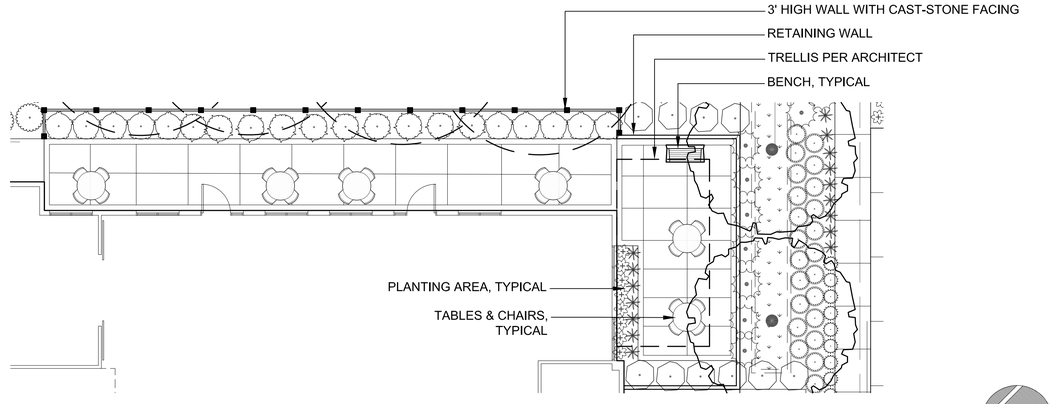
2 **EMPLOYEE'S COURTYARD**



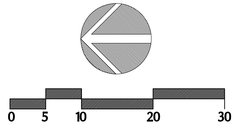
3 **MAIN COURTYARD**



4 **SHARED COURTYARD**



5 **JOSEPHINE'S PATIO**



SCALE 1"=10'-0"

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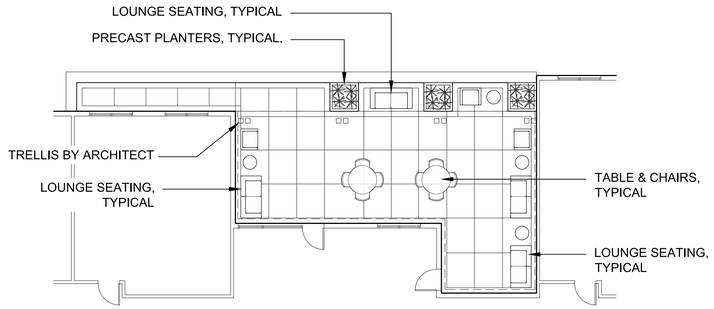
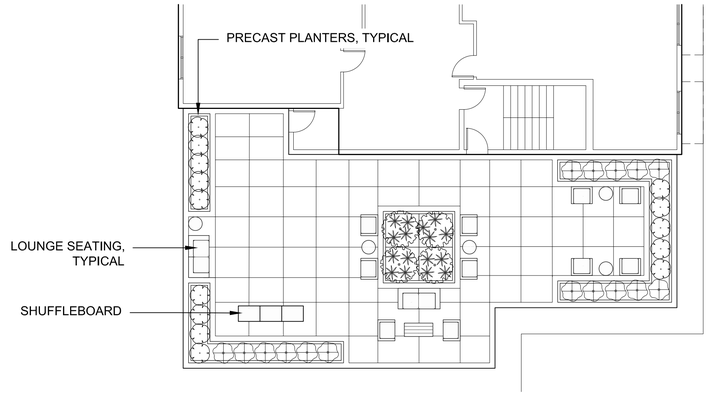
DRAWING TITLE

GROUND LEVEL CONCEPTUAL LANDSCAPE ENLARGEMENT PLAN

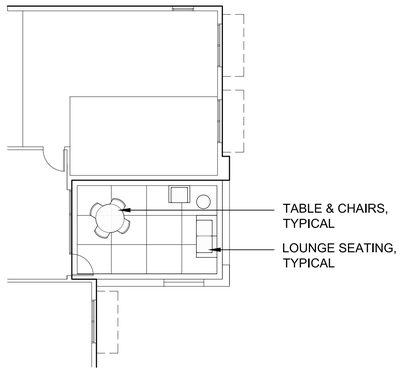
L1.1



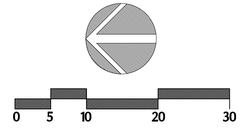
4TH FLOOR - TERRACE 'A'



4TH FLOOR - TERRACE 'B'



2ND - 4TH FLOOR - TERRACE 'C'; TYPICAL



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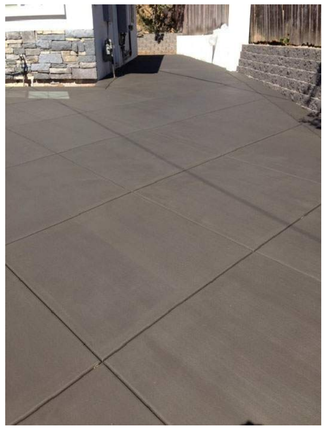
DRAWING TITLE

2ND, 3RD & 4TH FLOOR CONCEPTUAL LANDSCAPE PLAN

SCALE 1"=10'-0"

L1.2

LAFITTGRANA BELGARD PAVERS



COLORED CONCRETE

SCORED CONCRETE

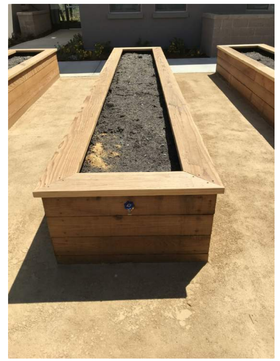
ENHANCED PAVING

FORMS + SURFACES
- TRIO BIKE RACK

PHILIPS HADCO
BOLLARD

PHILIPS HADCO PRIMA
LED LIGHT

SHADE SHAIL



COMMUNITY GARDEN PLANTERS

RAISED PLANTER

PRECAST PLANTERS

FIREPLACE

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	02/15/2019	ENTITLEMENT SET

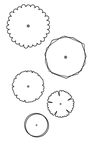
DRAWING TITLE

CONCEPTUAL
SITE DETAILS

SCALE NTS

L2.0

TREES



BOTANICAL NAME	COMMON NAME	CONT
ACER PALMATUM `SANGO KAKU`	CORAL BARK MAPLE	24"BOX
CARPINUS BETULUS `FRANZ FONTAINE`	FRANZ FONTAINE HORNBEAM	24"BOX
CELTIS SINENSIS	CHINESE HACKBERRY	24"BOX
CHITALPA TASHKENTENSIS	CHITALPA	24"BOX
GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	24"BOX
HYMENOSPORUM FLAVUM	SWEETSHADE	24"BOX
LAGERSTROEMIA X `MUSKOGEE`	LAVENDER CRAPE MYRTLE	24"BOX
LOPHOSTEMON CONFERTUS	BRISBANE BOX	24"BOX
MAGNOLIA GRANDIFLORA	MAGNOLIA	24"BOX
MAGNOLIA X SOULANGEANA	SAUCER MAGNOLIA	24"BOX
PLATANUS ACERIFOLIA	LONDON PLANE TREE	24"BOX
PRUNUS YEDOENSIS 'AKEBONO'	FLOWERING CHERRY	24"BOX
QUERCUS AGRIFOLIA	COAST LIVE OAK	24"BOX
SEQUOIA SEMPERVIRENS	COAST REDWOOD	24"BOX
TRISTANIA LAURINA	WATER GUM	24"BOX
ULMUS PARVIFOLIA 'TRUE GREEN'	CHINESE ELM	24"BOX

SHRUBS

BOTANICAL NAME	COMMON NAME	CONT
ABELIA X GRANDIFLORA `PROSTRATA`	PROSTRATE GLOSSY ABELIA	5 GAL
AGAPANTHUS 'PETER PAN'	DWARF LILY OF THE NILE	1 GAL
ANIGOZANTHOS FLAVIDUS `BIG RED`	RED KANGAROO PAW	5 GAL
ANIGOZANTHOS X `BUSH GOLD`	KANGAROO PAW	5 GAL
ANIGOZANTHOS X `PINK JOEY`	PINK JOEY KANGAROO PAW	5 GAL
ASPARAGUS DENSIFLORUS `MYERS`	MYERS ASPARAGUS	1 GAL
AZALEA SOUTHERN INDICA HYBRID `GEORGE L. TABER`	SOUTHERN INDICA AZALEA	5 GAL
CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL
CORREA PULCHELLA	AUSTRALIAN FUCHSIA	1 GAL
DIETES BICOLOR	FORTNIGHT LILY	1 GAL
ECHEVERIA X `IMBRICATA`	HEN AND CHICKS	5 GAL
ERIGERON KARVINSKIANUS	FLEABANE	1 GAL
ERIOGONUM UMBELLATUM	SULFURFLOWER BUCKWHEAT	1 GAL
ERYSIMUM X `BOWLES` MAUVE`	WALLFLOWER	1 GAL
ERYSIMUM X `WENLOCK BEAUTY`	COMPACT WALLFLOWER	5 GAL
EURYOPS SPECIES	EURYOPS	5 GAL
FESTUCA GLAUCA `ELIJAH BLUE`	BLUE FESCUE	1 GAL
GALVEZIA SPECIOSA	ISLAND BUSH SNAPDRAGON	5 GAL
GERANIUM INCANUM	TRAILING GERANIUM	1 GAL
GREVILLEA X `NOELLII`	GREVILLEA	5 GAL
HEBE SPECIOSA	NEW ZEALAND HEBE	5 GAL
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL
LANTANA MONTEVIDENSIS	TRAILING LANTANA	5 GAL
LAVATERA THURINGIACA	TREE MALLOW	5 GAL
LEONOTIS LEONURUS	LION`S TAIL	5 GAL
LIMONIUM PEREZII	STATICE	1 GAL
LIRIOPE MUSCARI `SILVERY SUNPROOF`	SILVERY SUNPROOF BLUE LILYTURF	1 GAL
MUHLENBERGIA RIGENS	DEER GRASS	1 GAL
NANDINA DOMESTICA `COMPACTA`	DWARF HEAVENLY BAMBOO	5 GAL
NANDINA DOMESTICA `GULF STREAM` TM	HEAVENLY BAMBOO	5 GAL
PHORMIUM TENAX `TONEY TIGER`	DWARF FLAX	1 GAL
PHORMIUM X `DUET`	NEW ZEALAND FLAX	5 GAL
PHORMIUM X `GOLD SWORD`	GOLD SWORD FLAX	5 GAL
PITTOSPORUM TOBIRA `VARIEGATA`	VARIEGATED MOCK ORANGE	5 GAL
RHAPHIOLEPIS SPECIES	RHAPHIOLEPIS	5 GAL
RIBES SPECIOSUM	FUCHSIA FLOWERING GOOSEBERRY	5 GAL
ROSA FLOWERCARPET	FLOWERCARPET ROSE	1 GAL
ROSMARINUS OFFICINALIS `PROSTRATUS`	DWARF ROSEMARY	1 GAL
SALVIA SPECIES	SAGE	1 GAL
SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL	5 GAL
TEUCRIUM MARUM	CAT THYME	1 GAL
WESTRINGIA FRUTICOSA `MORNING LIGHT`	MORNING LIGHT COAST ROSEMARY	1 GAL

BIO-RETENTION PLANTING

UPLAND AREAS

BOTANICAL NAME	COMMON NAME	CONT
CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	FEATHER REED GRASS	1 GAL
NERIUM OLEANDER	OLEANDER	5 GAL
RHAMNUS CALIFORNICA 'LITTLE SUR'	LITTLE SUR COFFEEBERRY	5 GAL

BANKS AND UPLAND AREAS

BOTANICAL NAME	COMMON NAME	CONT
ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL
ANIGOZANTHUS SPP.	KANGAROO PAW	5 GAL
ARCTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	5 GAL
ARCTOSTAPHYLOS DENSIFLORA 'MCMINN'	MAZANITA 'MCMINN'	5 GAL
BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BRUSH	5 GAL
CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL
CISTUS SPP.	ROCKROSE	5 GAL
DIETES IRIDIOIDES	FORTNIGHT LILY	5 GAL
FESCUE CALIFORNICA	CALIFORNIA FESCUE	1 GAL
FESCUE GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	1 GAL
GREVILLEA SPP.	GREVILLEA	5 GAL
HETEROMELES ARBUTIFOLIA	TOYON	5 GAL
MAHONIA REPENS	CREEPING OREGON GRAPE	5 GAL
MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	5 GAL
MUHLENBERGIA RIGENS	DEER GRASS	1 GAL
RIBES SANGUINEUM	RED-FLOWERING CURRANT	5 GAL
SISYRINCHIUM BELLUM	BLUE EYED GRASS	1 GAL

BASIN, BANKS, AND UPLAND AREAS

BOTANICAL NAME	COMMON NAME	CONT
CAREX DIVULSA	BERKELEY SEDGE	1 GAL
CAREX PANSA	DUNE SEDGE	1 GAL
CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL
JUNCUS PATENS	CALIFORNIA GRAY RUSH	5 GAL
STIPA PULCHRA	PURPLE NEEDLEGRASS	1 GAL

PLANTS WITHIN RIPARIAN SETBACK

TREES

BOTANICAL NAME	COMMON NAME	CONT
ACER MACROPHYLLUM	BIG-LEAF MAPLE	24" BOX
AESCULUS CALIFORMICA	CALIFORNIA BUCKEYE	24" BOX
ALNUS RHOMBIFOLIA	WHITE ALDER	24" BOX
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX

SHRUBS

BOTANICAL NAME	COMMON NAME	CONT
ARCTOSTAPHYLOS DENSIFLRA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5 GAL
ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	1 GAL
ARTEMESIA CALIFORNICA	CALIFORNIA SAGE (SAGEBRUSH)	5 GAL
CEANOTHUS 'JULIA PHELPS'	JULIA PHELPS CEANOTHUS	5 GAL
CEANOTHIS GRISEUS 'YANKEE POINT'	DWARF CEANOTHUS	5 GAL
DIPLACUS AURANTIACUS	STICKY MONKEY FLOWER	1 GAL
PRUNUS IILICIFOLIA	HOLLY-LEAVED CHERRY	5 GAL
RHAMNUS CALIFORNICA 'SEA VIEW'	DWARF COFFEEBERYY	5 GAL
ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GAL
SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL
ZAUSCHNERIA CALIFORNICA	CALIFORNIA FUSHSIA	5 GAL

NOTES:

1. **PROJECT WILL NOT LOCATE TREES DIRECTLY IN LINE WITH OR NEXT TO STORM-WATER INLETS (CURB-OPENINGS, BUBBLE BOX EMITTERS, ETC.) AND WILL OFFSET OR RELOCATE TREES WHERE NECESSARY TO MAXIMIZE RUNOFF DISPERSAL THROUGHOUT BIO-RETENTION AREAS.**

2. **INCLUDE 3 INCHES OF COMPOSED, NON-FLOATABLE MULCH IN AREAS BETWEEN PLANTINGS AND ON SIDE SLOPES.**

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San Jose

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CONCEPTUAL
PLANT PALETTE

SCALE NTS

L3.0

CONCEPTUAL TREE PALETTE

CONCEPTUAL SHRUBS & GROUNDCOVER PALETTE

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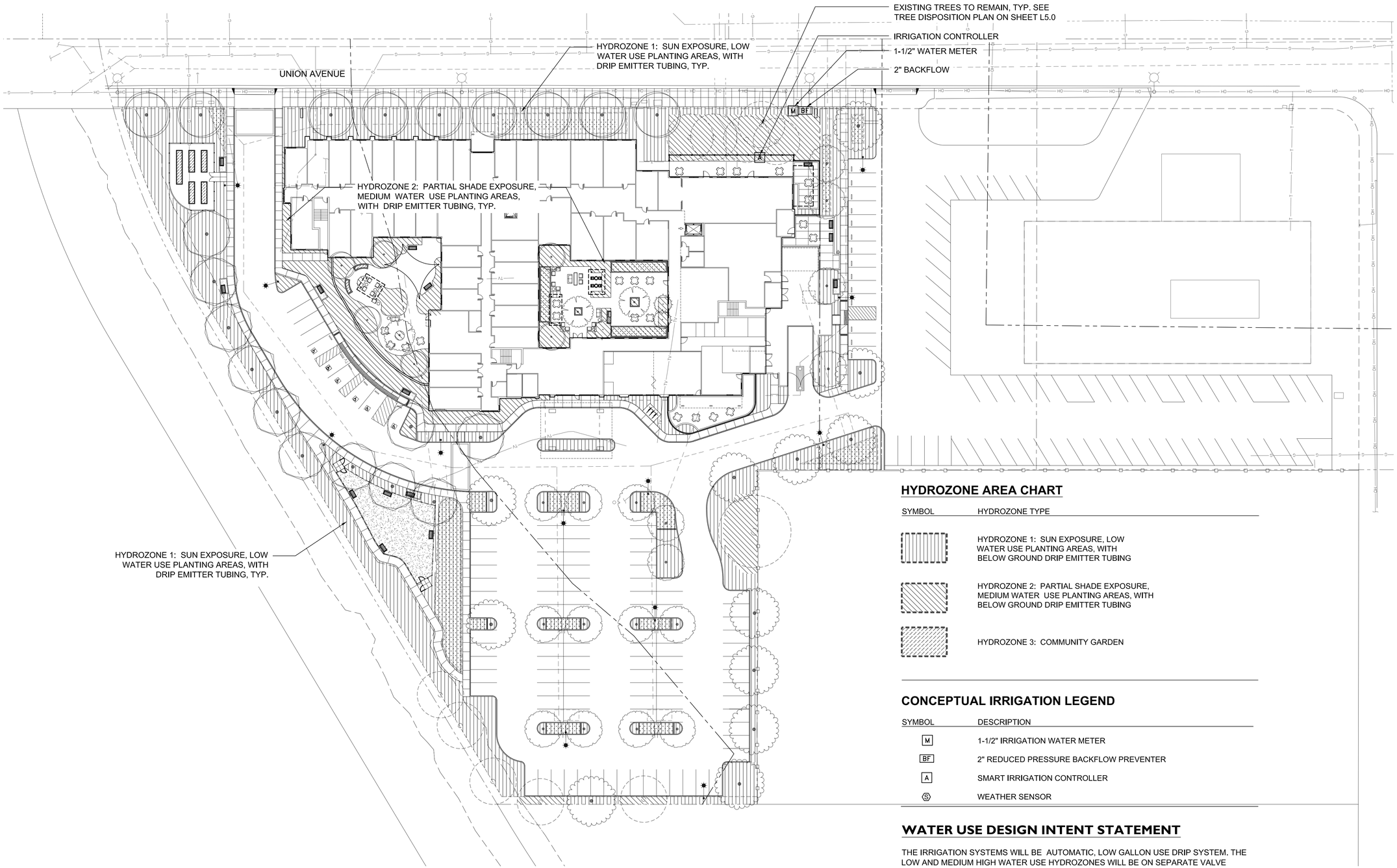
DRAWING TITLE
CONCEPTUAL
PLANT IMAGERY

SCALE NTS

L3.1



HYDROZONE AREA CHART

SYMBOL	HYDROZONE TYPE
	HYDROZONE 1: SUN EXPOSURE, LOW WATER USE PLANTING AREAS, WITH BELOW GROUND DRIP EMITTER TUBING
	HYDROZONE 2: PARTIAL SHADE EXPOSURE, MEDIUM WATER USE PLANTING AREAS, WITH BELOW GROUND DRIP EMITTER TUBING
	HYDROZONE 3: COMMUNITY GARDEN

CONCEPTUAL IRRIGATION LEGEND

SYMBOL	DESCRIPTION
M	1-1/2" IRRIGATION WATER METER
BF	2" REDUCED PRESSURE BACKFLOW PREVENTER
A	SMART IRRIGATION CONTROLLER
S	WEATHER SENSOR

WATER USE DESIGN INTENT STATEMENT

THE IRRIGATION SYSTEMS WILL BE AUTOMATIC, LOW GALLON USE DRIP SYSTEM. THE LOW AND MEDIUM HIGH WATER USE HYDROZONES WILL BE ON SEPARATE VALVE CIRCUITS. ALL NEW TREES WILL BE IRRIGATED WITH BUBBLERS ON A SEPARATE CIRCUIT. ALL EXISTING TREES WILL BE IRRIGATED PER THE ARBORIST'S RECOMMENDATIONS. THE REMOTE CONTROL VALVES WILL HAVE INTEGRAL PRESSURE REGULATORS TO PREVENT FLUCTUATIONS AND ENSURE CONSTANT APPLICATION RATES TO MINIMIZE OVER OR UNDER WATERING. THE ELECTRONIC IRRIGATION CONTROLLER WILL BE WEATHER BASED WITH MULTIPLE PROGRAMS AND APPLICATION CYCLES/START TIMES. A RAIN SWITCH WILL BE INSTALLED TO PREVENT IRRIGATION DURING RAINY PERIODS. A FLOW SENSOR AND MASTER VALVE WILL BE CONNECTED TO THE CONTROLLER TO ALLOW AUTOMATIC SHUT OFF OF ANY VALVE CIRCUIT OR MAIN LINE IN THE EVENT OF A PIPE BRAKE TO PREVENT WATER WASTE.

0 15 30 60 90

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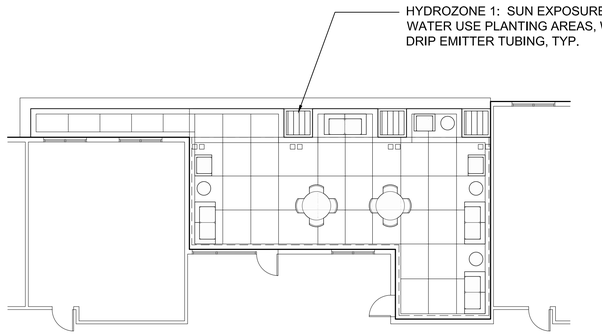
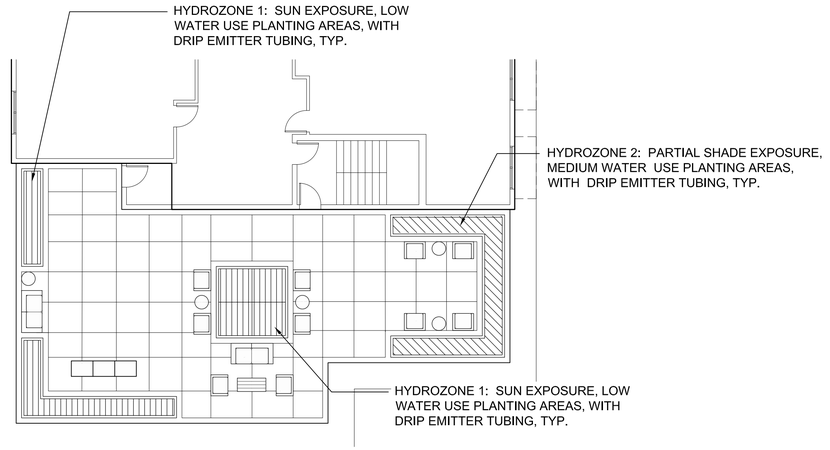
GROUND LEVEL CONCEPTUAL IRRIGATION/ HYDROZONE PLAN

SCALE 1"=30'-0"

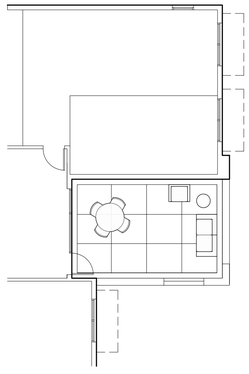
L4.0



4TH FLOOR - TERRACE 'A'

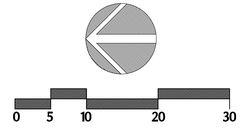


4TH FLOOR - TERRACE 'B'



2ND - 4TH FLOOR - TERRACE 'C'; TYPICAL

NOTES:
SEE SHEET L4.0 FOR IRRIGATION/ HYDROZONE LEGEND & NOTES



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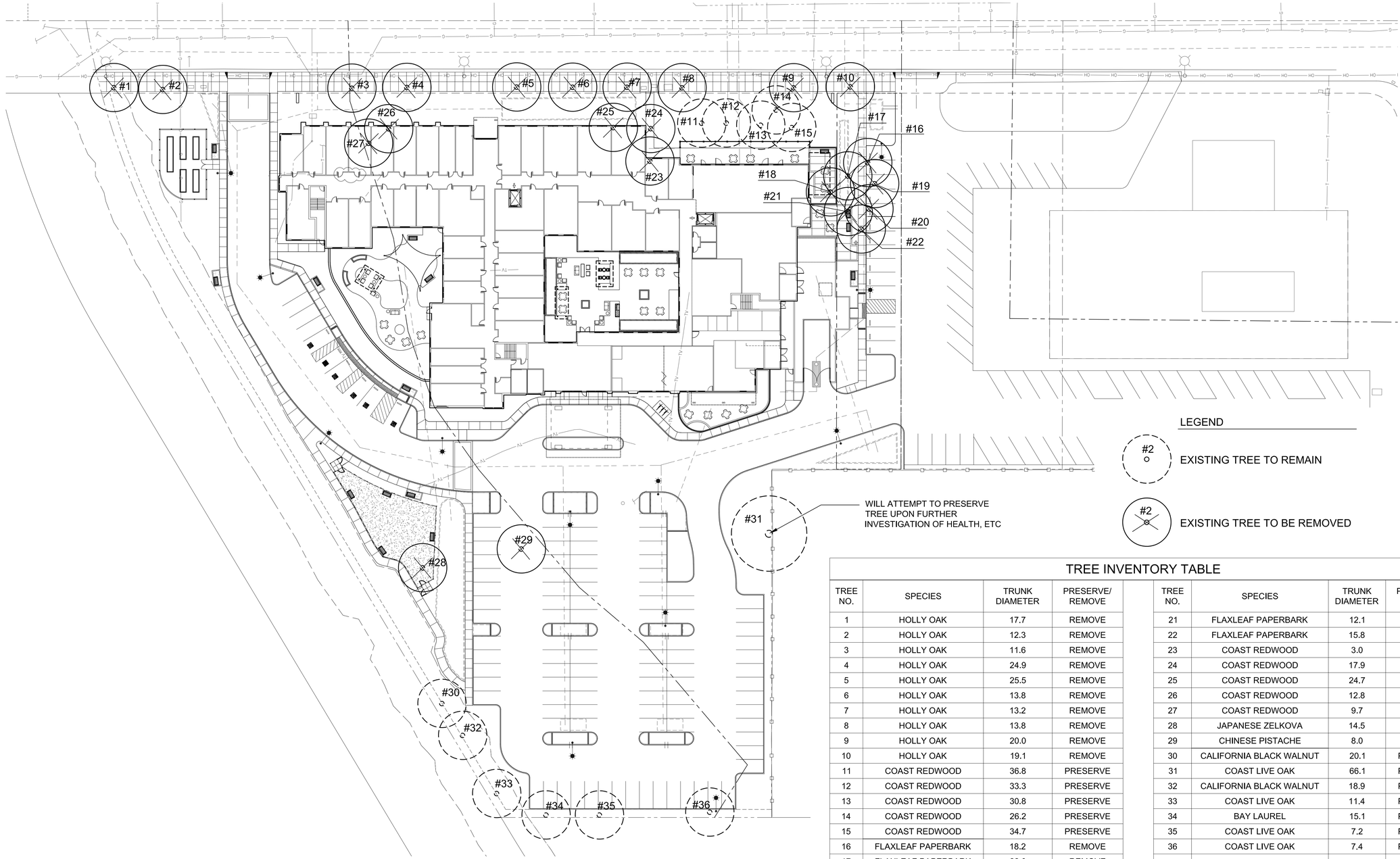
2ND, 3RD & 4TH FLOOR CONCEPTUAL IRRIGATION/ HYDROZONE PLAN

SCALE 1"=10'-0"

L4.1



LEGEND

#2 EXISTING TREE TO REMAIN

#2 EXISTING TREE TO BE REMOVED

TREE INVENTORY TABLE

TREE NO.	SPECIES	TRUNK DIAMETER	PRESERVE/ REMOVE	TREE NO.	SPECIES	TRUNK DIAMETER	PRESERVE/ REMOVE
1	HOLLY OAK	17.7	REMOVE	21	FLAXLEAF PAPERBARK	12.1	REMOVE
2	HOLLY OAK	12.3	REMOVE	22	FLAXLEAF PAPERBARK	15.8	REMOVE
3	HOLLY OAK	11.6	REMOVE	23	COAST REDWOOD	3.0	REMOVE
4	HOLLY OAK	24.9	REMOVE	24	COAST REDWOOD	17.9	REMOVE
5	HOLLY OAK	25.5	REMOVE	25	COAST REDWOOD	24.7	REMOVE
6	HOLLY OAK	13.8	REMOVE	26	COAST REDWOOD	12.8	REMOVE
7	HOLLY OAK	13.2	REMOVE	27	COAST REDWOOD	9.7	REMOVE
8	HOLLY OAK	13.8	REMOVE	28	JAPANESE ZELKOVA	14.5	REMOVE
9	HOLLY OAK	20.0	REMOVE	29	CHINESE PISTACHE	8.0	REMOVE
10	HOLLY OAK	19.1	REMOVE	30	CALIFORNIA BLACK WALNUT	20.1	PRESERVE
11	COAST REDWOOD	36.8	PRESERVE	31	COAST LIVE OAK	66.1	PRESERVE
12	COAST REDWOOD	33.3	PRESERVE	32	CALIFORNIA BLACK WALNUT	18.9	PRESERVE
13	COAST REDWOOD	30.8	PRESERVE	33	COAST LIVE OAK	11.4	PRESERVE
14	COAST REDWOOD	26.2	PRESERVE	34	BAY LAUREL	15.1	PRESERVE
15	COAST REDWOOD	34.7	PRESERVE	35	COAST LIVE OAK	7.2	PRESERVE
16	FLAXLEAF PAPERBARK	18.2	REMOVE	36	COAST LIVE OAK	7.4	PRESERVE
17	FLAXLEAF PAPERBARK	22.0	REMOVE				
18	FLAXLEAF PAPERBARK	19.5	REMOVE				
19	FLAXLEAF PAPERBARK	24.6	REMOVE				
20	FLAXLEAF PAPERBARK	22.8	REMOVE				

TREE DISPOSITION NOTES:

TOTAL TREES REMOVED:	24
TOTAL ORDINANCE SIZE TREES REMOVED:	20
TOTAL TREES PLANTED:	51
(EXCLUDING COURTYARD TREES)	
COURTYARD TREES:	19

0 15 30 60 90

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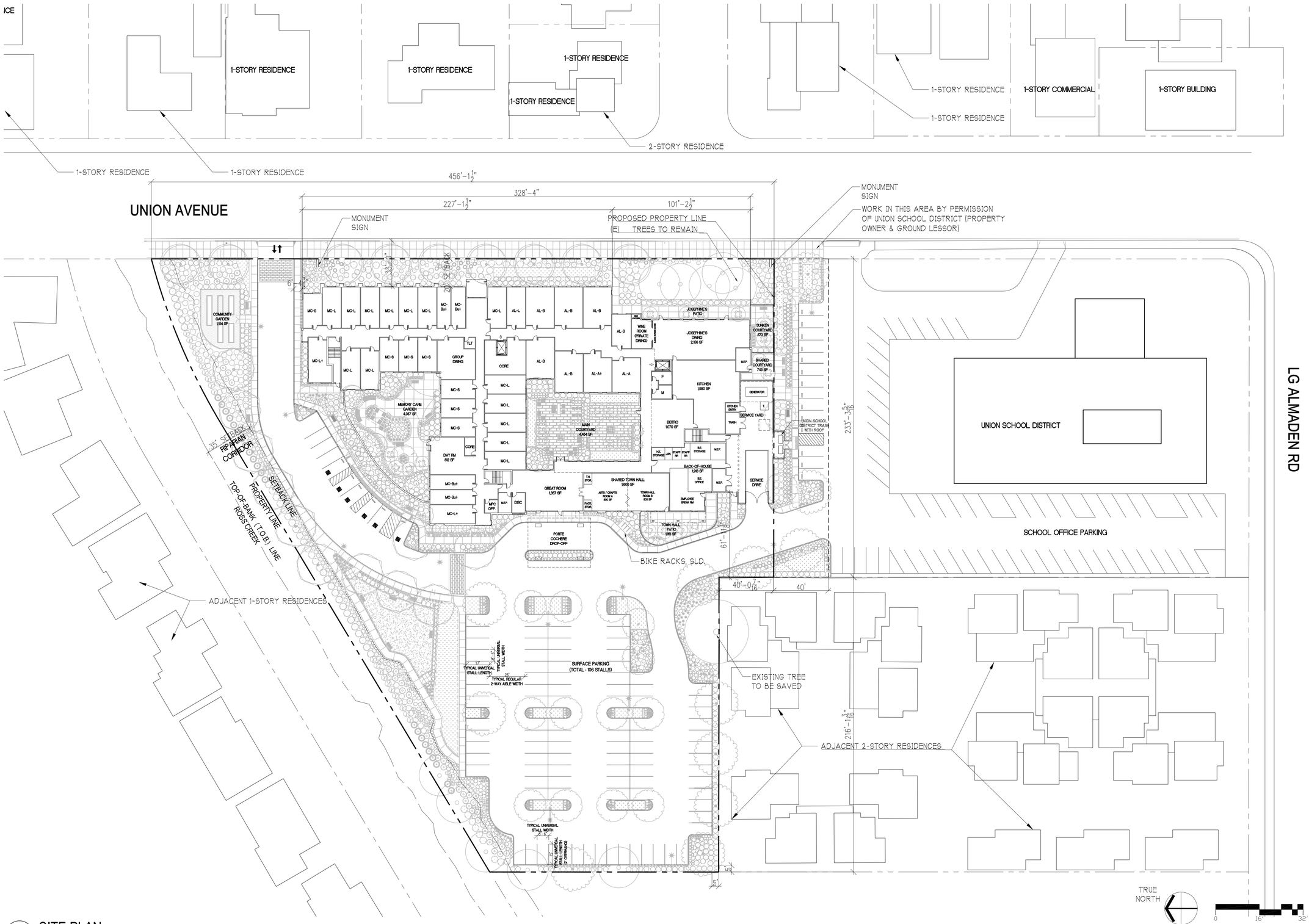
TREE DISPOSITION PLAN

SCALE 1"=30'-0"

L5.0



1 SITE PLAN
1/32" = 1'-0"

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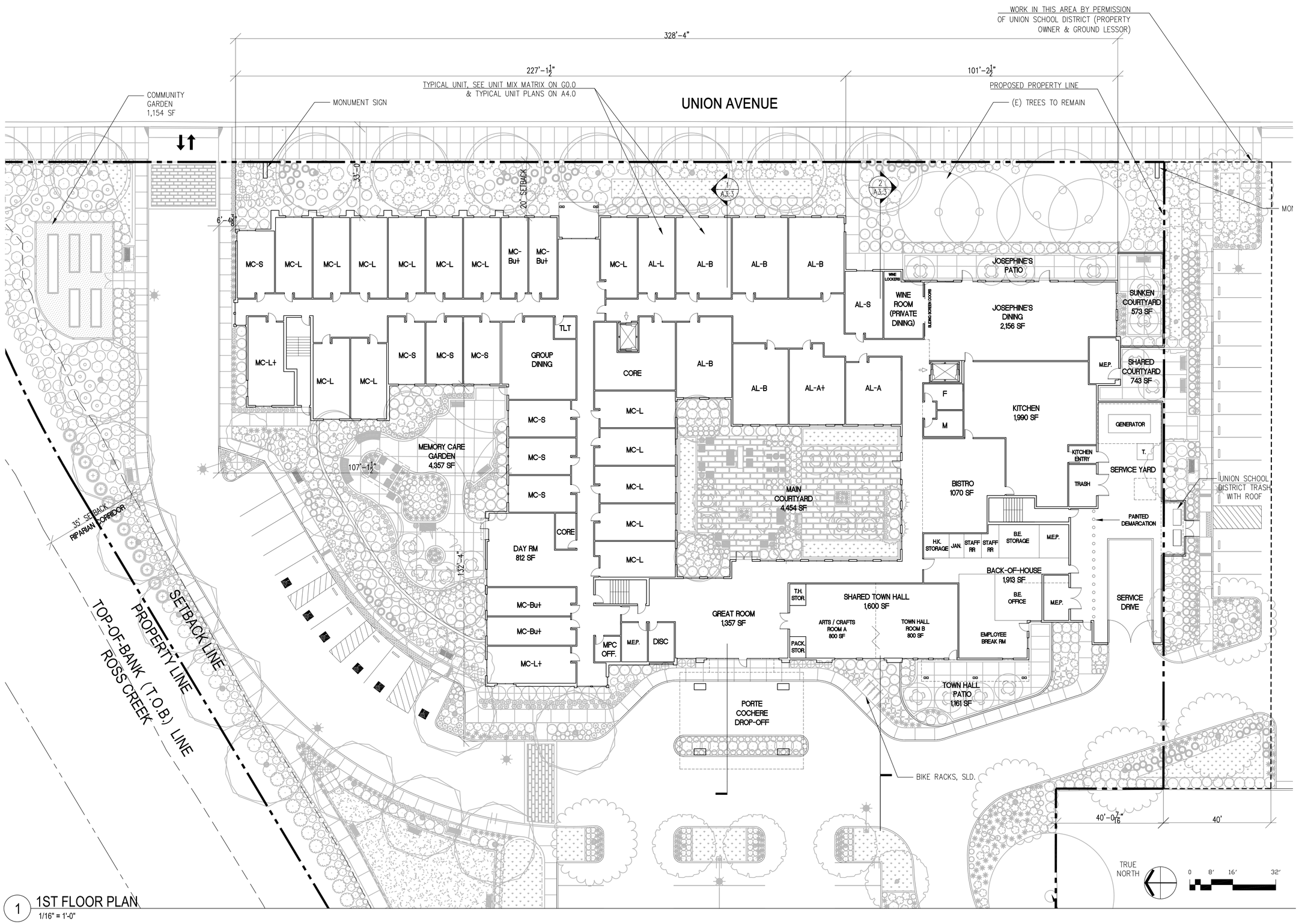
SITE PLAN

SCALE 1/32" = 1'-0"

A1.0



1 1ST FLOOR PLAN
1/16" = 1'-0"

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DRAWING TITLE
1ST FLOOR PLAN

SCALE 1/16" = 1'-0"

A2.1

NOTE : TYPICAL UNIT, SEE UNIT MIX MATRIX ON G0.0 &
TYPICAL UNIT PLANS ON A4.0

TRUE NORTH

0 8' 16' 32'

1 2ND FLOOR PLAN
1/16" = 1'-0"

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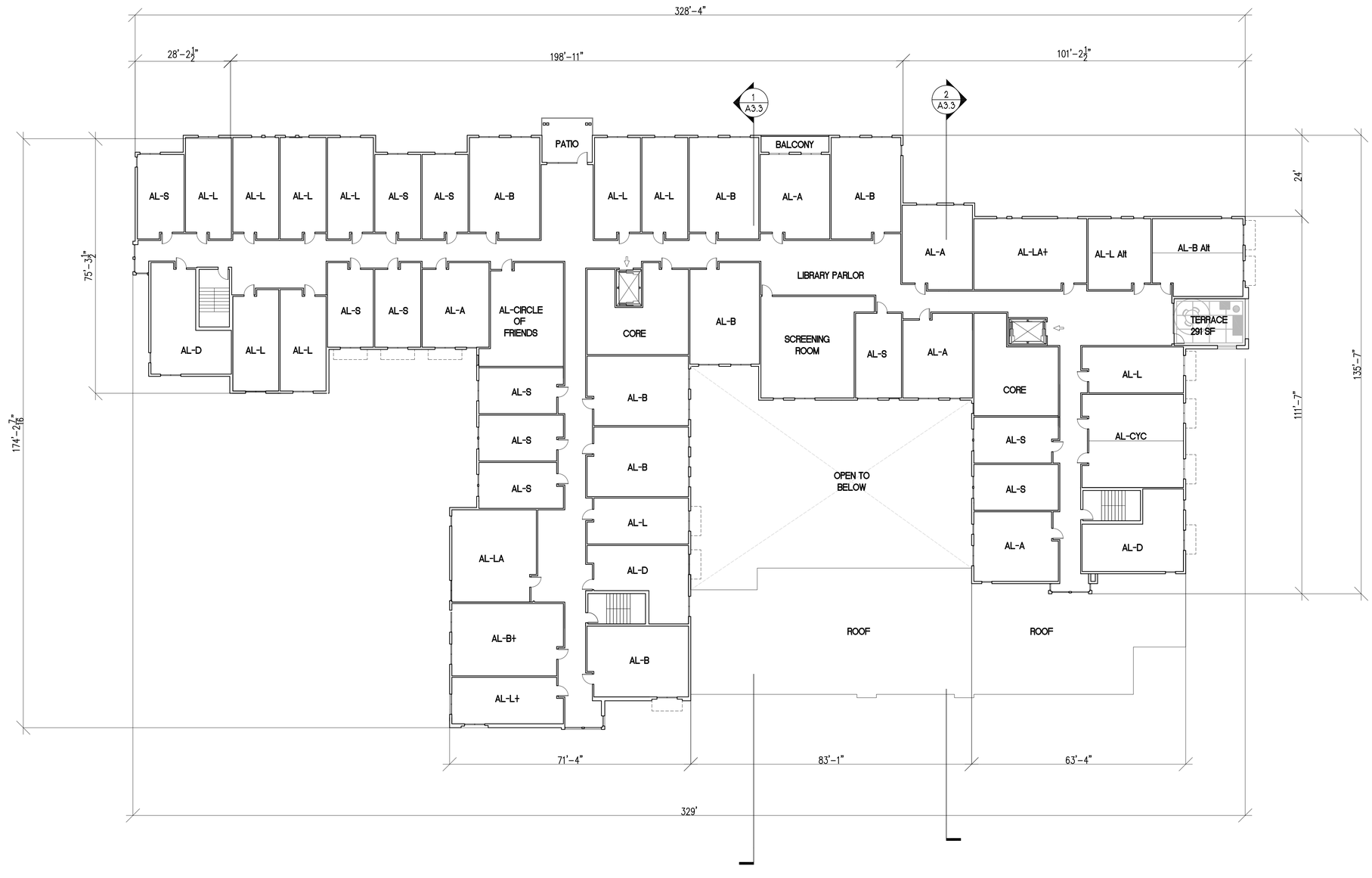
DRAWING TITLE
2ND FLOOR PLAN

SCALE 1/16" = 1'-0"

A2.2



NOTE : TYPICAL UNIT, SEE UNIT MIX MATRIX ON G0.0 &
TYPICAL UNIT PLANS ON A4.0

TRUE NORTH

0 8' 16' 32'

1 3RD FLOOR PLAN
1/16" = 1'-0"

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JOB CAPTAIN ___

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DRAWING TITLE
3RD FLOOR PLAN

SCALE 1/16" = 1'-0"

A2.3

NOTE : TYPICAL UNIT, SEE UNIT MIX MATRIX ON G0.0 & TYPICAL UNIT PLANS ON A4.0

TRUE NORTH

0 8' 16' 32'

1 4TH FLOOR PLAN
1/16" = 1'-0"

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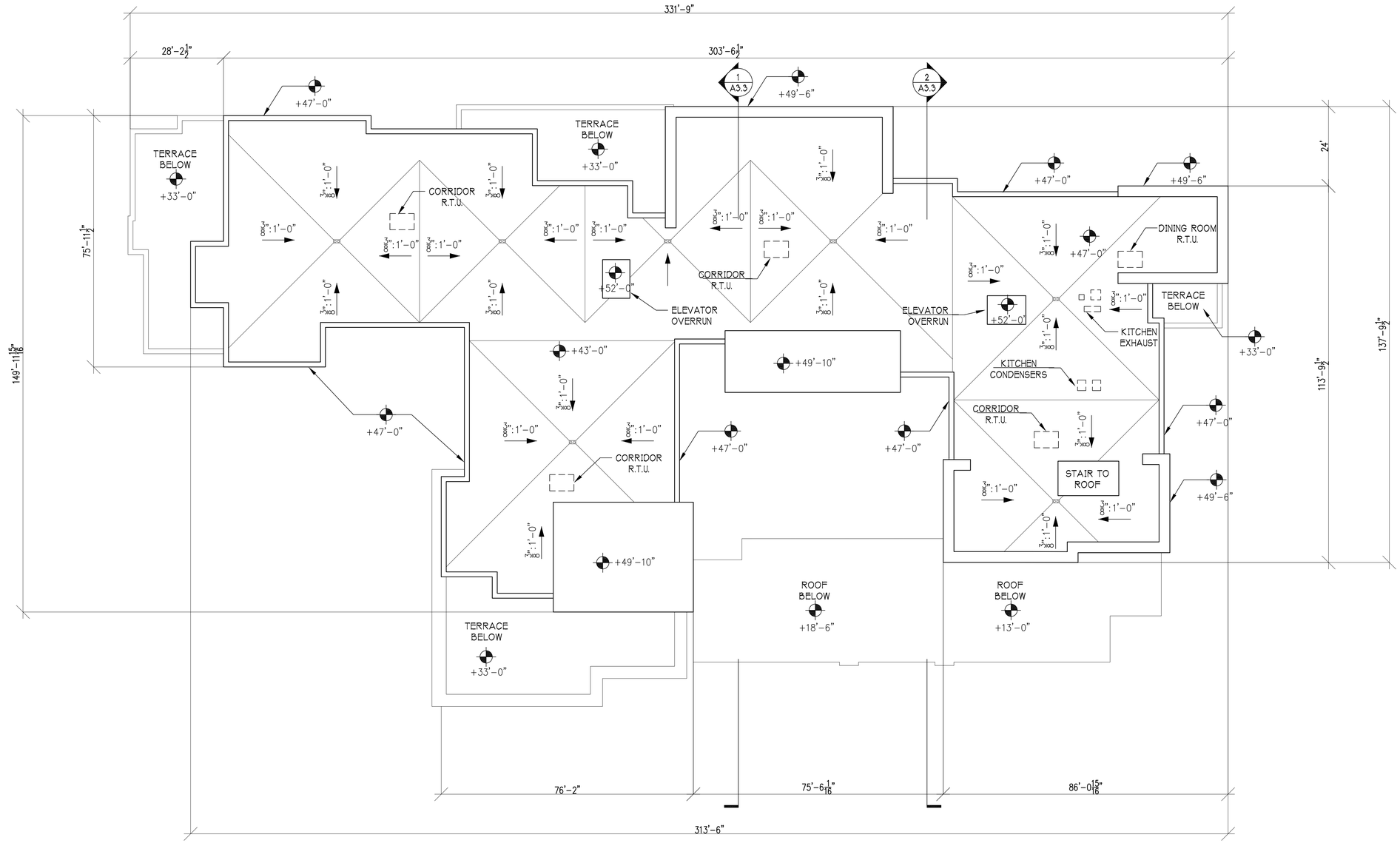
DRAWING TITLE
4TH FLOOR PLAN

SCALE 1/16" = 1'-0"

A2.4



NOTE : R.T.U. = ROOF TOP MECHANICAL UNIT

TRUE NORTH

0 8' 16' 32'

1 ROOF PLAN
1/16" = 1'-0"

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PAUL M McELWEE
REN. C-28734
STATE OF CALIFORNIA

BELMONT VILLAGE
UNION AVENUE

San Jose, CA 95124

JOB NO.	70070
DRAWN	HC
CHECKED	—
JOB CAPTAIN	—

ISSUE

△	DATE	DESCRIPTION
	06/26/2018	ENTITLEMENT SET
	02/19/2019	ENTITLEMENT SET RESUBMITTAL

DRAWING TITLE
ROOF PLAN

SCALE 1/16" = 1'-0"

A2.5

1 EAST ELEVATION (ALONG EAST AVENUE)

1/16" = 1'-0"

2 SOUTH ELEVATION

1/16" = 1'-0"

NOTES

1. CEMENT PLASTER, CP 1
2. CEMENT PLASTER, CP 2
3. CEMENT PLASTER, CP 3
4. CEMENT PLASTER, CP 4
5. FIBER CEMENT SIDING
6. CEMENTITIOUS PANEL, WOOD FINISH
7. ALUMINUM WINDOW
8. ALUMINUM TRELLIS
9. STONE VENEER
10. METAL GUARDRAIL
11. METAL FENCE
12. WOOD FENCE
13. WOOD SIDING
14. ALUMINUM SUNSHADE
15. (E)TREES
16. PORTE COCHERE
17. ROOF OVER TRASH AREA
18. MONUMENT SIGN

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BUILDING ELEVATIONS

SCALE 1/16" = 1'-0"

A3.1

1 WEST ELEVATION

1/16" = 1'-0"

2 NORTH ELEVATION

1/16" = 1'-0"

NOTES

1. CEMENT PLASTER, CP 1
2. CEMENT PLASTER, CP 2
3. CEMENT PLASTER, CP 3
4. CEMENT PLASTER, CP 4
5. FIBER CEMENT SIDING
6. CEMENTITIOUS PANEL, WOOD FINISH
7. ALUMINUM WINDOW
8. ALUMINUM TRELLIS
9. STONE VENEER
10. METAL GUARDRAIL
11. METAL FENCE
12. WOOD FENCE
13. WOOD SIDING
14. ALUMINUM SUNSHADE
15. (E)TREES
16. PORTE COCHERE
17. ROOF OVER TRASH AREA
18. MONUMENT SIGN

CP 1
-Cement Plaster
-Medium Sand Finish
-Color: DE6170

CP 2
-Cement Plaster
-Medium Sand Finish
-Color: DE6133

CP 3
-Cement Plaster
-Medium Sand Finish
-Color: DE6150

CP 4
-Cement Plaster
-Medium Sand Finish
-Color: DE6321

Stone Veneer
-Stone Veneer Masonry
-Mfr: Cultured Stone:
Country Ledgestone: Sevilla

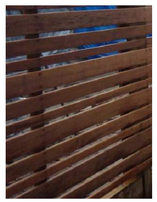
Aluminum Trellis and Sunshade
-Color: Color to Match DE6133

Fiber Cement Siding
-Color: Khaki Brown

Cementitous Panel
-Wood Grain Texture

Aluminum Window
-Anodized Aluminum
-Color: Dark Bronze

Metal Fence
-Color: Black



Wood Fence

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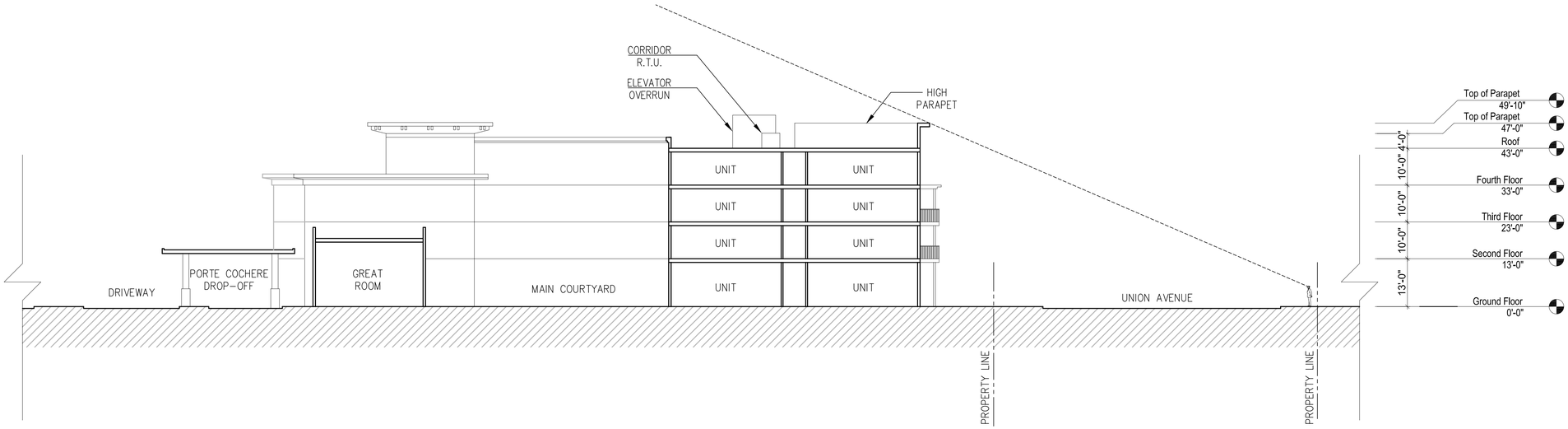
DRAWING TITLE

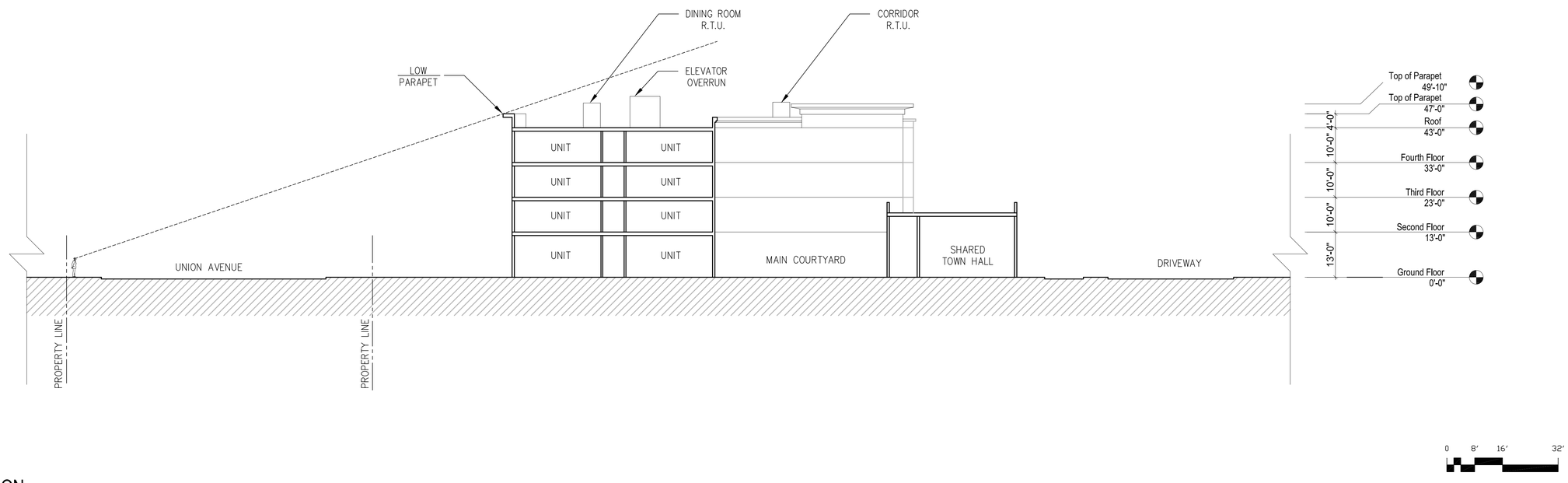
BUILDING ELEVATIONS

SCALE 1/16" = 1'-0"

A3.2



1 SECTION
1/16" = 1'-0"



2 SECTION
1/16" = 1'-0"

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DRAWING TITLE
SECTIONS

SCALE 1/16" = 1'-0"

A3.3

1 UNION AVENUE SOUTHEAST CORNER VIEW

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DRAWING TITLE
RENDERINGS

SCALE

A3.4

1 UNION AVENUE NORTHEAST CORNER VIEW

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DRAWING TITLE
RENDERINGS

SCALE
A3.5

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1 PORTE COCHERE VIEW FROM NORTHWEST

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DRAWING TITLE
RENDERINGS

SCALE
A3.6

1 PORTE COCHERE VIEW FROM SOUTHWEST

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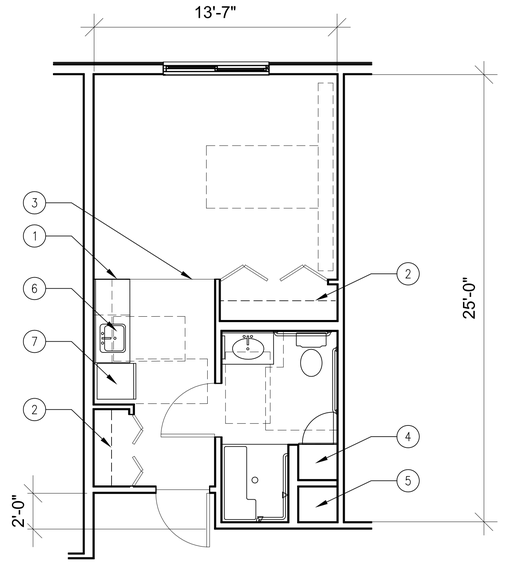
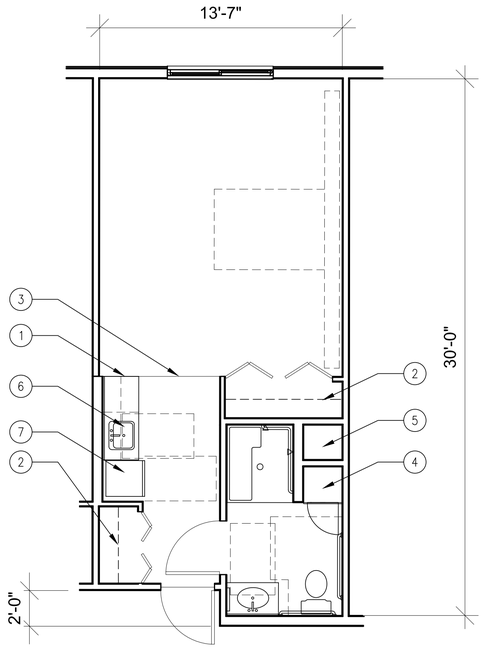
DRAWING TITLE
RENDERINGS

SCALE

A3.7



1 STUDIO UNIT TYPE AL-S (MC-S SIMILAR) - 324 S.F.
1/4" = 1'-0"



2 STUDIO UNIT TYPE AL-L (MC-L SIMILAR) - 393 S.F.
1/4" = 1'-0"

SHEET NOTES

1. COUNTER & CABINETS
2. CLOSET WITH WIRE SHELVING & HANGER ROD
3. FLOORING TRANSITION
4. LINEN CABINET
5. MECHANICAL SHAFT
6. SINK, WHERE OCCURS AT "AL" TYPE UNIT ONLY
7. COMPACT REFRIGERATOR AT "AL" TYPE UNIT ONLY

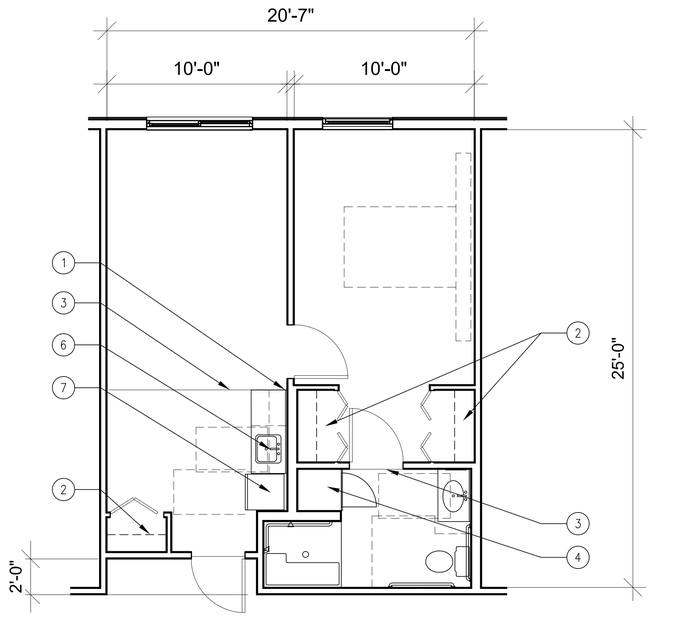
TYPICAL UNIT AMENITIES:

- UNIT TYPE "MC -- " DESIGNATES MEMORY CARE UNITS. THESE INCLUDE:

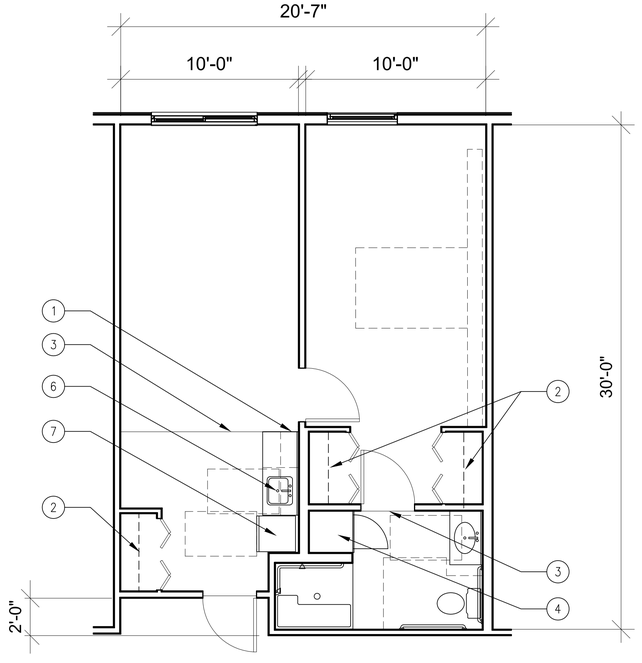
  PRIVATE BATH WITH SHOWER, TOILET, SINK & LINEN CABINET.
  LIVING AND SLEEPING AREAS (COMBINED OR SEPARATE DEPENDING ON UNIT TYPE).
  CLOSET SHELVING
  COUNTERTOP AND CABINETS WITH OUTLET.

- UNIT TYPE "AL -- " DESIGNATES ASSISTED LIVING UNITS. THESE UNITS INCLUDE:

  PRIVATE BATH WITH SHOWER, TOILET, SINK & LINEN CABINET.
  LIVING AND SLEEPING AREAS (COMBINED OR SEPARATE DEPENDING ON UNIT TYPE).
  CLOSET SHELVING
  COUNTERTOP AND CABINETS WITH COMPACT REFRIGERATOR, BAR SINK (NO DISPOSAL, COOKTOP / OVEN)



3 1BR UNIT TYPE AL-A - 497 S.F.
1/4" = 1'-0"



4 1BR UNIT TYPE AL-B - 600 S.F.
1/4" = 1'-0"

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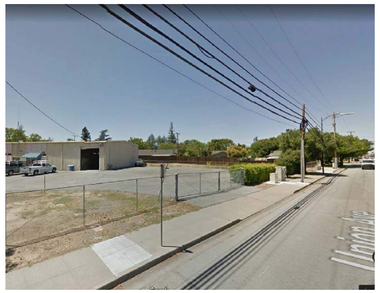
DRAWING TITLE
UNIT PLANS

SCALE 1/4" = 1'-0"

A4.0

1



2

3

4 UNION SCHOOL DISTRICT ALONG UNION AVE.

5

6

7

8

9

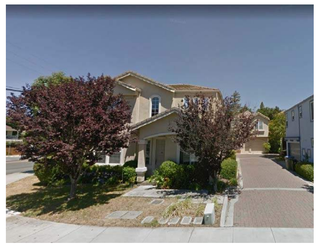
10

1 PROJECT SITE ALONG UNION AVENUE

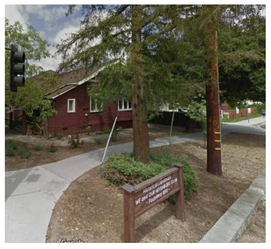
11 -RESIDENTIAL ALONG UNION AVENUE

12 - CORNER ALMADEN RD. AND UNION AVE.

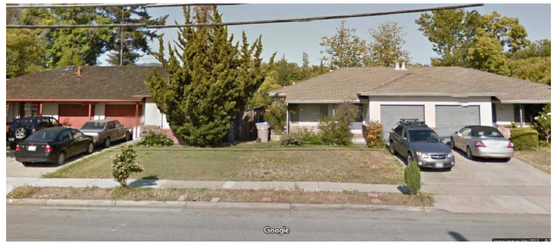
13 - RESIDENTIAL ALONG UNION AVE.



14 - CORNER OF UNION AVE. AND LG ALMADEN RD.



15 - SAN JOSE CLUBHOUSE



16 - RESIDENTIAL ALONG UNION AVENUE

17 - OFFICE AND RESIDENTIAL ALONG UNION AVE.

18 - COMMERCIAL STRIP ALONG UNION AVE.

19 - RESIDENTIAL ALONG ROSSWOOD DRIVE

2 ADJACENT BUILDINGS

TRUE NORTH

KEY PLAN

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BUILDING AND SITE PHOTOS

SCALE NOT TO SCALE

A5.0